

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



**CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT**  
**Winfield Scottsdale**  
April 27, 2017

**Overview**

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment and Infill Incentive District of an approximately 1.27+/- acre property located at the northeast corner of Scottsdale Road and 3<sup>rd</sup> Avenue. The proposed project would result in a boutique luxury hotel and high-end residential condominium units. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

**Community Involvement**

The outreach team has been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings and door-to-door outreach. Members of the outreach team will continue to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of these notifications met the City's requirements as specified in the Citizen Review Checklist. These notifications contained information about the project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notifications also contained information regarding two neighborhood



Open Houses that were held on March 9, 2017 to address the rezoning request and April 13, 2017 to address the Infill Incentive District at 4221 N. Scottsdale Road for those who wished to learn more about the project. The location and times were posted on the Early Notification Sign.

7 interested people attended the first Open House and 6 interested people attended the second Open House. Most of the attendees were supportive of the project, with a couple of questions being raised regarding views. Questions were addressed at the Open House and additional follow up is ongoing. However, as previously stated, the outreach team will continue to be available to respond to any neighbors who have questions or comments.

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

**ATTACHMENTS:**

Notification Letters  
Notification List  
Affidavit of Posting  
Sign-in sheets



## Early Notification of Project Under Consideration

### Neighborhood Open House Meeting

Date: Thursday, March 9, 2017  
Time: 5:00 PM - 8:00 PM  
Location: 4221 N Scottsdale Road

Site Address: 4221 N. Scottsdale Rd., 4216 & 4234 N. Winfield Scott Plaza

#### Project Overview:

■ Description of Request: The request is for a Zoning District Map Amendment from Central Business Downtown Overlay (C-2 DO) and Central Business Parking P-3 District Downtown Overlay (C-2P-3 DO) to Downtown / Downtown Multiple Use - Type-2 Planned Block Development Overlay Downtown Overlay (DOWU-2 PBD DO) and Downtown / Downtown Multiple Use - Type-2 Planned Block Development Overlay Parking P-3 District Downtown Overlay (DOWU-2 PBD P-3 DO). Additionally there is a request to abandon (30) feet of the north-south alley right-of-way north of East 3rd Avenue between East 3rd Avenue and East 4th Avenue, and west of North Scottsdale Road.

■ Site Acreage: 71+/- Acres

■ Site Zoning: C-2 DO & C-2P-3 DO

Applicant Contact: John Berry  
Phone number: 480-385-2727  
Email: JB@BerryRiddell.com

City Contacts: Dan Symer  
Phone number: 480-312-4218  
Email: DSymer@ScottsdaleAZ.gov

Pre-Application #: 993-PA-2016

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

Project information may be researched at: <http://reservices.scottsdaleaz.gov/insigresources/PreAppSearch>

Posting Date: 02-27-2017

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

02/27/2017 10:48



# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting

Date: Thursday, March 9, 2017

Time: 5:00 PM – 6:00 PM

Location: 4221 N Scottsdale Road

**Site Address: 4221 N. Scottsdale Rd., 4216 & 4234 N. Winfield Scott Plaza**

### Project Overview:

- Description of Request: The request is for a Zoning District Map Amendment from Central Business Downtown Overlay (C-2 DO) and Central Business Parking P-3 District Downtown Overlay (C-2/P-3/DO) to Downtown / Downtown Multiple Use - Type -2 Planned Block Development Overlay Downtown Overlay (D/DMU-2 PBD DO) and Downtown /Downtown Multiple Use - Type - 2 Planned Block Development Overlay Parking P-3 District Downtown Overlay (D/DMU -2 PBD P-3 DO). Additionally, there is a request to abandon (90)feet of the north-south alley right-of-way north of East 3rd Avenue between East 3rd Avenue and East 4th Avenue, and west of North Scottsdale Road.

- Site Acreage: .71+/- Acres

- Site Zoning: C-2 DO & C-2/P-3/DO

**Applicant Contact: John Berry**

**Phone number: 480-385-2727**

**Email: JB@BerryRiddell.com**

**City Contacts: Dan Symer**

**Phone number: 480-312-4218**

**Email: DSymer@ScottsdaleAZ.gov**

**Pre-Application #: 993-PA-2016**

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

**Project Information may be researched at: <http://eservices.scottsdaleaz.gov/bldgresources/PreApp/Search>**

**Posting Date: 02-27-2017**

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

02/27/2017 11:36



# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting

Date: Thursday, April 13, 2017

Time: 5:00 PM – 6:00 PM

Location: 4221 N Scottsdale Road

Site Address: 4221 N. Scottsdale Rd., 4216 & 4234 N. Winfield Scott Plaza

### Project Overview:

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- Site Acreage: .71+/- Acres

- Site Zoning: C-2 DO & C-2/P-3/DO

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Phone number: 480-385-2727

Email: JB@BerryRiddell.com

City Contacts: Dan Symer

Phone number: 480-312-4218

Email: DSymer@ScottsdaleAZ.gov

Pre-Application #: 993-PA-2016

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

Project Information may be researched at: <http://eservices.scottsdaleaz.gov/bldgresources/PreAppInquiry>

Posting Date: 02-27-2017

-Penalty for removing or defacing sign prior to date of last hearing

-Applicant Responsible for Sign Removal

03/31/2017



# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting

Date: Thursday, April 13, 2017

Time: 5:00 PM – 6:00 PM

Location: 4221 N Scottsdale Road

Site Address: 4221 N. Scottsdale Rd., 4216 & 4234 N. Winfield Scott Plaza

### Project Overview:

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- Multiple Use - Type - 2 Planned Block Development Overlay Downtown Overlay (D/DMU-2 PBD DO) and Downtown / Downtown Multiple Use - Type - 2 Planned Block Development Overlay Parking P-3 District Downtown Overlay (D/DMU -2 PBD P-3 DO) with an Infill Incentive District. Additionally, there is a request to abandon (90)feet of the north-south alley right-of-way north of East 3rd Avenue between East 3rd Avenue and East 4th Avenue, and west of North Scottsdale Road.
- Site Acreage: .71+/- Acres
- Site Zoning: C-2 DO & C-2/P-3/DO

Applicant Contact: John Berry  
Phone number: 480-385-2727  
Email: JB@BerryRiddell.com

City Contacts: Dan Symer  
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Project Information may be researched at: <http://eservices.scottsdaleaz.gov/bldgresources/PreApp/Search>

Posting Date: 02-27-2017

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-Applicant Responsible for Sign Removal

03/31/2017



### Winfield - Slattery

Owner Name	Mailing Address1	Mailing Address City	Mailing State	Mailing Zip Code	APN
207 THIRD AVENUE LOFTS LLC	6412 E MAVERICK RD	PARADISE VALLEY	AZ	85253	17351137
4141 NORTH SCOTTSDALE LLC	11601 WILSHIRE BLVD SUITE 107	LOS ANGELES	CA	90025	17351102C
4200 MARSHALL WAY LLC	7240 N BROOKVIEW WY	SCOTTSDALE	AZ	85253	17350037
4215 N WINFIELD SCOTT LLC	6922 E 5TH AVE	SCOTTSDALE	AZ	85251	17351024A
4221-ASSOCIATES AZ LLC	11 S CENTRAL AVE UNIT 1408	PHOENIX	AZ	85004	17351005
4223 MARSHALL WAY LLC	3219 E CAMELBACK RD STE 838	PHOENIX	AZ	85018	17350042
4234 CRAFTSMAN COURT LLC	32 19 E CAMELBACK RD STE 838	PHOENIX	AZ	85018	17350011
4242 TRUST	5610 E SANNA ST	PARADISE VALLEY	AZ	85253	17351142
4243 BROWN AVENUE LLC	4414 N CIVIC CENTER PLAZA NO 100	SCOTTSDALE	AZ	85251	17351049
4251 LLC	7756 E 3RD ST	SCOTTSDALE	AZ	85251	17351069
4282 N DRINKWATER BLVD LLC	5100 POLULAR AVE SUITE 2114	MEMPHIS	TN	38137	17351106A
5TH & MARSHALL LLC	6831 E 5TH AVE	SCOTTSDALE	AZ	85251	17350048
5TH AVENUE SCOTTSDALE LLC	7151 E 6TH AVE	SCOTTSDALE	AZ	85251	17350101B
6TH AVENUE ESTATE LLC	7961 E VIZ BONITA	SCOTTSDALE	AZ	85258	17341263
7301 E THIRD AVENUE 408 LLC	14 CITADEL DR	AMARILLO	TX	79124	17351182
7317 E 6TH AVE LLC	1877 E MCNAIR DR	TEMPE	AZ	85283	17341072
ABBOTT KENNETH VAUGHN	7301 E 3RD AVE UNIT 121	SCOTTSDALE	AZ	85251	17351130
AGNESE UDINOTTI LIVING TRUST THE	4215 N MARSHALL WAY	SCOTTSDALE	AZ	85251	17350043
ANDRESEN CYNTHIA KAY	7301 E 3RD AVE	SCOTTSDALE	AZ	85251	17351145
ANTAB JOSEPH	7301 E 3RD AVE UNIT 213	SCOTTSDALE	AZ	85251	17351143
AT & BB PROPERTIES LLC	2235 N 35TH AVE	PHOENIX	AZ	85009	17351160
AVB DEVELOPMENT PARTNERS II LLC	6991 E CAMELBACK RD STE D-205	SCOTTSDALE	AZ	85251	17341109
B&I INVESTMENTS LLC	7147 E RANCHO VISTA DR NO 3005	SCOTTSDALE	AZ	85251	17351126
BAKER CHRISTOPHER	6520 PLATT AVE NO 305	WEST HILLS	CA	91307	17351122
BALDWIN INVESTMENTS L L C	8143 E GARY RD	SCOTTSDALE	AZ	852606534	17351038
BANFIELD STOCKTON	7301 E 3RD AVE NO 206	SCOTTSDALE	AZ	85251	17351136
BANK OF SCOTTSDALE THE	P O BOX 1510	SCOTTSDALE	AZ	85252	17351097F
BARISH FAMILY TRUST	211 E MISSION ST	SANTA BARBARA	CA	93101	17341108
BBCH LLC	3861 N JAKAKE DR	SCOTTSDALE	AZ	85251	17350032A
BISNETT ROGER S	PO BOX 1105	PENDLETON	OR	97801	17351148
BLJ'S PROPERTIES LTD PARTNERSHIP	2244 W MCDOWELL RD	PHOENIX	AZ	85009	17341063
BMR INTERNATIONAL I LLC	5104 E CALLE DEL MEDIO	PHOENIX	AZ	85018	17351156
BOLLINGER CHRISTOPHER	7301 E 3RD AVE UNIT 119	SCOTTSDALE	AZ	85251	17351128



### Winfield - Slattery

BONDY SUSAN TR	7301 E 3RD AVE 414	SCOTTSDALE	AZ	85251	17351188
BRAKKE JEFF	2001 N SHORE DR	CLEAR LAKE	IA	50428	17351200
BROCK MARC E	530 WAYLAND AVE	KENILWORTH	IL	60043	17351180
BROOKS BUILDERS INC	7229 E 1ST AVE #201	SCOTTSDALE	AZ	85251	17342026B
BROWN AVENUE PROPERTIES LLC	6700 E MAVERICK RD	PARADISE VALLEY	AZ	85253	17351046
BTT PROPERTIES LLC	10263 N 103RD ST	SCOTTSDALE	AZ	85258	17350015A
BURSTEIN JEFFREY	7301 E THIRD AVE NO 505	SCOTTSDALE	AZ	85251	17351194
C & S 7070 LLC	11215 N 74TH ST	SCOTTSDALE	AZ	85260	17350049A
CANNON LISA	7301 E 3RD AVE NO 315	SCOTTSDALE	AZ	85251	17351167
CARLI FAMILY TRUST	8431 E STELLA LN	SCOTTSDALE	AZ	85253	17341099
CARTWRIGHT ANN TR	4255 N BROWN AVE	SCOTTSDALE	AZ	85251	17351055
CAY PARTNERS LLC	11231 US HWY 1 STE 328	NORTH PALM BEACH	FL	33408	17350009
CHRISTENSEN GERALD N/MARY K TR/ETAL	5631 E WALTANN LN	SCOTTSDALE	AZ	85254	17351032
CITY OF SCOTTSDALE	3939 CIVIC CENTER PLAZA	SCOTTSDALE	AZ	85251	17350124E
CRAFTMAN COURT HOLDINGS LLC	20701 N SCOTTSDALE RD 107	SCOTTSDALE	AZ	85255	17350023
CRAFTSMAN INVESTORS LLC	7114 E STETSON DR SUITE 205	SCOTTSDALE	AZ	85251	17350013B
CRANE CARTER M TR	7140 N CLEARWATER PKWY	PARADISE VALLEY	AZ	85253	17351072A
CSM HGI SCOTTSDALE LLC	500 WASHINGTON AVE S STE 3000	MINNEAPOLIS	MN	55115	17351107
D K C VENTURES LLC	4260 N BROWN AVE	SCOTTSDALE	AZ	85251	17351062A
DIVERGENT HOLDINGS LLC	4808 N 24TH ST NO 1205	PHOENIX	AZ	85016	17351037
DODGE NGUYEN PROPERTIES LLC	4252-4254 N BROWN AVE	SCOTTSDALE	AZ	85251	17351067A
EARL & ELLEN RUSSELL TRUST	7301 E 3RD AVE UNIT 319	SCOTTSDALE	AZ	85251	17351171
EBEL PROPERTIES AZ LLC	30 W 315 CALUMET AVE	WARRENVILLE	IL	60555	17341028
EDEN ROCK REALTY LLC	P O BOX 9787	SCOTTSDALE	AZ	85252	17350026
FANATEL PROPERTIES INC	4555 E MAYO BLVD UNIT 3331	PHOENIX	AZ	85050	17350017
FANTEL PROPERTIES INC	7433 E TUCKY LN	SCOTTSDALE	AZ	85250	17350016
FARNSWORTH C NEIL	400 112TH AVE NE STE 390	BELLEVUE	WA	98004	17351149
FIRST CHURCH OF CHRIST SCIENTIST SCOTTSD	6427 E INDIAN SCHOOL RD	SCOTTSDALE	AZ	852510000	17351074B
FLOYD INVESTMENTS LIMITED PARTNERSHIP	6939 E 5TH AVE	SCOTTSDALE	AZ	85251	17351051
GDO LIMITED PARTNERSHIP LLLP	3925 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251	17350003
GHERARDI BENJAMIN	7301 E 3RD AVE UNIT 112	SCOTTSDALE	AZ	85251	17351121
GIBBS CHARLES	8485 E MCDONALD RD UNIT 232	SCOTTSDALE	AZ	85250	17351176
GIDDYUP PROPERTIES LLC	PO BOX 2055	EUGENE	OR	97402	17350039
GOLDEN TOOTH BEAR ENTERPRISES L P	1525 N GRANITE REEF STE 1	SCOTTSDALE	AZ	85257	17351050A



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GOLDMAN MORRIS B/SHEILA M CALVANO LIVING TR	707 W MISSOURI AVE	PHOENIX	AZ	85013	17350126
GOOKIN BUILDING LLC	4215 N BROWN AVE STE A	SCOTTSDALE	AZ	85251	17351041
GORDON DAVID G	4432 E CAMELBACK RD UNIT 120	PHOENIX	AZ	85018	17351031A
GRAY JAY L	10719 N MOUNTAIN VISTA CT	FOUNTAIN HILLS	AZ	85268	17351116
GRE 5 LLC	21320 N 56TH ST UNIT 2001	PHOENIX	AZ	85054	17351170
GREGORY DEAN TR	6927 E CABALLO DR	PARADISE VALLEY	AZ	85253	17351008
GROSSMAN RYNA J/SCHUMAN DAVID G/J J TR	7301 E 3RD AVE NO 214	SCOTTSDALE	AZ	85251	17351144
GRULLER ROLF/KRISTINA K TR	1942 E DAWN DR	TEMPE	AZ	85284	17350021A
GUYETTE KEVIN D	4542 E COCHISE RD	PHOENIX	AZ	85028	17351158
GUZMAN ANGEL	8008 SACRAMENTO ST	FAIR OAKS	CA	92658	17351133
HALL GEORGE/NANCY M TR	430 I AVE	CORONADO	CA	92118	17351157
HALTON ANN F	7301 E 3RD AVE NO 321	SCOTTSDALE	AZ	85251	17351173
HEAVY T AND LITTLE D LLC	14747 N NORTHSIGHT BLVD SUITE 111 306	SCOTTSDALE	AZ	85260	17351189
HERMOSA INN RESTAURANT L L C ETAL	7134 E STETSON DRIVE FL 4	SCOTTSDALE	AZ	852513276	17342011D
HERMOSA INN RESTAURANT LLC/ETAL	7134 E STETSON DR NO 400	SCOTTSDALE	AZ	85251	17342008B
HHLP SCOTTSDALE ASSOCIATES LLC	44 HERSHA DR	HARRISBURG	PA	17102	17351099B
HO DON VAN	7301 E 3RD AVE #222	SCOTTSDALE	AZ	85251	17351150A
HOOLEY ROBERT E	7301 E 3RD AVE UNIT 115	SCOTTSDALE	AZ	85251	17351124
HUDYE GROUP LP	7175 E CAMELBACK RD UNIT 1202	SCOTTSDALE	AZ	85251	17341256
JAMES J MCGOVERN AND RENE J MCGOVERN LIV TR	7301 E 3RD AVE UNIT 405	SCOTTSDALE	AZ	85251	17351179
JE SOUTHWEST GROUP REAL ESTATE LLC	3004 N CIVIC CENTER PLZ	SCOTTSDALE	AZ	85251	17350033
JFMC REAL ESTATE LLC	4204 N BROWN AVE	SCOTTSDALE	AZ	85251	17351040A
JILKA GEROLD D	7301 E 3RD AVE UNIT 110	SCOTTSDALE	AZ	85251	17351119
JLB INVESTMENTS LIMITED PARTNERSHIP	33 W LINGER LN	PHOENIX	AZ	85021	17351009
JLB INVESTMENTS LTD PARTNERSHIP	2398 E CAMELBACK RD 1100	PHOENIX	AZ	85016	17350104A
KAREN M RILEY REVOCABLE TRUST	7301 E 3RD AVE UNIT 302	SCOTTSDALE	AZ	852514460	17351154
KARLIN-4321 SCOTTSDALE LLC	4321 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251	17341028A
KCAJ LLC	4045 S NONCHALANT CIR	COLORADO SPRINGS	CO	80917	17351065A
KELMAR LLC	7150 E 5TH AVE	SCOTTSDALE	AZ	85251	17350101C
KHALIFA E GUS	7301 E 3RD AVE NO 412	SCOTTSDALE	AZ	85251	17351139
KHALIFA EMAD G	7301 E 3RD AVE UNIT 310	SCOTTSDALE	AZ	85251	17351162
KHALIFA EMAD GUS	7301 E 3RD AVE NO 204	SCOTTSDALE	AZ	85251	17351134
KIACZ JAMES R TR	7301 E 3RD AVE 102	SCOTTSDALE	AZ	85251	17351111
KIMSEY PROPERTIES LTD PARTNERSHIP	301 E VIRGINIA AVE STE 3300	PHOENIX	AZ	85004	17350108A



### Winfield - Slattery

KOSCELANSKY APHRODITE C	611 WYOMING AVE	WYOMING	PA	18644	17351132
LIKEY COM LLC	5520 N 79TH PL	SCOTTSDALE	AZ	85250	17341073
LINDSAY AND ALAN FAMILY TRUST	14850 E GRANDVIEW DR NO 233	FOUNTAIN HILLS	AZ	85268	17351118
LOEB BRIAN/ROCKOWITZ NEAL/LAURA	7808 N IRONWOOD DR	PARADISE VALLEY	AZ	85253	17351163
LUCEAL CHARLES LLC	PO BOX 12694	SCOTTSDALE	AZ	85267	17351138
LUI JERRY CHIN KIN/SHARON	2773 E 24TH AVE	VANCOUVER	BC	V5R1E3	17351114
M AND M1 LLC	409 N BUNDY DR	LOS ANGELES	CA	90049	17350124D
MARRIOTT SUITES LTD PARTNERSHIP	6903 ROCKLEDGE DR # 1500	BETHESDA	MD	20817	17351097G
MARSHALL WAY 4201 LLC	4201 N MARSHALL WY	SCOTTSDALE	AZ	85251	17350128
MASTRO PROPERTIES LLC	16441 N 90TH ST STE 200	SCOTTSDALE	AZ	85260	17342022
MAX PROPERTIES LLC	4327 N SCOTTSDALE RD	SCOTTSDALE	AZ	852520000	17341030A
MCCLLENAGAN FAMILY REVOCABLE TRUST	7301 E 3RD AVE UNIT 120	SCOTTSDALE	AZ	85251	17351129
MCHANNON PROPERTIES LLC	831 MONROE ST UNIT 617	HOBOKEN	NJ	7030	17351125
MEINHOLD HELEN K TR	7301 E 3RD AVE 120	SCOTTSDALE	AZ	85251	17351159
MICHAELS JOEL L/JENNIFER RITA	6208 MEADOW CT	ROCKVILLE	MD	20852	17351153
MILANO INVESTMENTS LLC	7039 E MCDONALD DR	PARADISE VALLEY	AZ	85253	17341075
MOHORCIC MARINKA	7301 E 3RD AVE UNIT 221	SCOTTSDALE	AZ	85251	17351151
MOORE KRISTINE ANN	7301 E THIRD AVE NO 118	SCOTTSDALE	AZ	85251	17351127
MY NEXT HOME PROPERTIES-SCOTTSDALE LLC	3310 MILLER ST	EAUCLAIRE	WI	54701	17351047A
NARDI FRANK L/FLOYD AMY C	1025 BONITA DR	PARK RIDGE	IL	60068	17351161
ON SIXTH LLC	7325 E SIXTH AVE	SCOTTSDALE	AZ	85251	17341074
ONEILL EDMOND	516 HEGLER CRES NW	EDMONTON	AB	T6R 1T3	17351178
ONG HELEN G & LAURENCE S TR	5403 W BUTLER DR	GLENDALE	AZ	85302	17350001
OXLEY HARRY K/KATHLEEN R	858 EL QUANITO DR	DANVILLE	CA	94526	17351131
PATTERSON AND WHITE FAMILY TRUST	210 6TH AVE	SANTA CRUZ	CA	95062	17351120
PIECUCH LIVING TRUST	7301 E 3RD AVE NO 504	SCOTTSDALE	AZ	85251	17351199
PJC&T LLC	915 W JEFFERSON ST	BOISE	ID	83706	17351035
PORTER JON/MARYANN	739 REDDING RD	REDDING	CT	6896	17351183
PRADE THOMAS	7301 E 3RD AVE UNIT 413	SCOTTSDALE	AZ	85251	17351187
PS INVESTMENT LLC	7343 E CAMELBACK RD STE A	SCOTTSDALE	AZ	85253	17351201
RANCHO INDUSTRIAL PARK INC	6401 E EL MARO CIR	PARADISE VALLEY	AZ	85253	17351202
REAM BARRYT V/HEIDI H/R G HOUGHAM/ANN	4434 N WINFIELD SCOTT PLAZA	SCOTTSDALE	AZ	852510000	17351012
REDD GARRETT	7301 E 3RD AVE UNIT 103	SCOTTSDALE	AZ	85251	17351112
REDWOOD VILLA INC	47 ALMA CT	LOS ALTOS	CA	94022	17351106B



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RILEY RAY A/LINDA DIANE	7301 E 3RD AVE UNIT 506	SCOTTSDALE	AZ	85251	17351165
RILEY RAY/L DIANE	7301 E 3RD AVE NO 506	SCOTTSDALE	AZ	85251	17351195
RIVERA FAMILY RESTAURANT LLC	815 J ST SUITE 202	SAN DIEGO	CA	92101	17351060
RIVERA FAMILY RESTAURANT LLC	4258 N BROWN AVE	SCOTTSDALE	AZ	85251	17351064A
RODHAM JARED	7301 E 3RD AVE UNIT 106	SCOTTSDALE	AZ	85251	17351115
ROGER PORKUT LLC	67 N DELAWARE AVE	YARDLEY	PA	19067	17351141
ROJAS-CALDERON CARLOS I	7301 E 3RD AVE 114	SCOTTSDALE	AZ	85251	17351123
RSFM 4253 LLC	4514 COLE AVE STE 1100	DALLAS	TX	75205	17351095A
RUNDLE CENTER LLC	4160 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251	17350093B
SCHMIT LIANG E	10362 N SCOTTSDALE RD STE B	SCOTTSDALE	AZ	85254	17351155
SCOTTSDALE CANAL PROJECT L L C	7120 E 6TH AVENUE STE 14	SCOTTSDALE	AZ	85251	17351021
SCOTTSDALE CANAL PROJECT LLC	7127 E 6TH AVE	SCOTTSDALE	AZ	85251	17350095A
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251	17341040B
SCOTTSDALE CITY OF	BLVD	SCOTTSDALE	AZ	852510000	17341068
SCOTTSDALE CITY OF	3939 CIVIC CENTER BLVD	SCOTTSDALE	AZ	85251	17341069
SCOTTSDALE CITY OF	3939 N DRINKWATER BLVD	SCOTTSDALE	AZ	85251	17341219B
SCOTTSDALE DRINKWATER TRUST	4434 E BROWN RD NO 104	MESA	AZ	85205	17351105D
SCOTTSDALE FINANCIAL CENTER OWNER LLC	6011 CONNECTION DR	IRVING	TX	75028	17351097J
SCOTTSDALE INN LLC	PO BOX 4372	SCOTTSDALE	AZ	85261	17350117B
SES PROPERTIES LP	4221 WINFIELD SCOTT PLAZA	SCOTTSDALE	AZ	85251	17351203
SGNG INVESTMENTS LLC	4211 N MARSHALL WAY	SCOTTSDALE	AZ	85251	17350044
SIMONCRE AEPI V LLC	6900 E 2ND ST	SCOTTSDALE	AZ	85251	17351105C
SIMONSON BUILDINGS INC	3402 N 36TH ST	PHOENIX	AZ	85018	17350124C
SMJ PROPERTIES LLC	4242 B CRAFTSMAN CT	SCOTTSDALE	AZ	85251	17350008
SMYTHE ENTERPRISES LLC	9106 E POINSETTIA DR	SCOTTSDALE	AZ	85260	17341113
SNOWY OWL INVESTMENTS LLC	PO BOX 5532	SCOTTSDALE	AZ	85261	17350035
SR VENTURES LLC	8320 N HAYDEN RD STE B110A	SCOTTSDALE	AZ	85258	17350006
STETSON ESTATE LLC	7903 E VIA LINDA	SCOTTSDALE	AZ	85258	17341096
STOCKDALE GALLERIA PROJECT OWNER LLC	10850 WILSHIRE BLVD STE 1050	LOS ANGELES	CA	90024	17341219A
STORE MASTER FUNDING VIII LLC	1984 E 5TH ST SUITE 104	TEMPE	AZ	85281	17350024
SUGAR LARRY	1176 W 7TH AVE	VANCOUVER	BC	V6H 1B43	17351175
SUMMIT HOSPITALITY XIV LLC	12600 HILL COUNTRY BLVD STE R-100	AUSTIN	TX	78738	17351104
SUSAN L LAW TRUST/BRUCE C LAW TRUST	7301 E 3RD AVE 314	SCOTTSDALE	AZ	85251	17351166
SUTHERLAND JOHN	350 S 200 EAST UNIT 316	SALT LAKE CITY	UT	84111	17351172



# Winfield - Slattery

SWEAT R JEFFREY/MOLLIE A	1124 E CLUB CT	SPOKANE	WA	99203	17351164
SWISS GERMAN PROPERTIES LLC	9031 N CROWN RIDGE	FOUNTAIN HILLS	AZ	852686411	17350022
TCS AZ LAND TRUST	12825 THREE CANYONS POINT	SAN DIEGO	CA	921306861	17351174
TELEKEY II INVESTMENTS LLC	1155 W RIO SALADO PKWY	TEMPE	AZ	85281	17350036
THAKUS MENS WEAR INC	4320 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251	17342013
THIRD AVENUE LOFTS LLC	9362 E RAINTREE DR	SCOTTSDALE	AZ	85260	17351117
TRI-ZONE PROPERTIES LLC	4414 N CIVIC CENTER PLAZA STE 100	SCOTTSDALE	AZ	85251	17351011A
TSP LINCOLN TOWNE CENTRE L L C	5001 SPRING VALLEY RD SUITE 400W	DALLAS	TX	75244	17351108
TYLER KELLY	7301 E 3RD AVE NO 411	SCOTTSDALE	AZ	85251	17351185
URBAN GRAPHITE HOLDINGS LLC	7633 EAST ACOMA DRIVE STE 206	SCOTTSDALE	AZ	85260	17342018
VALLEY OF THE SUN ENTERTAINMENT LLC	1345 S LEWIS ST	ANAHEIM	CA	92805	17350034
VEHR JOHN/JODY A	2020 W QUAIL AVE	PHOENIX	AZ	85027	17351177
VELASCO HOLDINGS LLC	8513 E CITRUS WY	SCOTTSDALE	AZ	85250	17342017A
VERTUCA CARL R JR	6955 CORDWOOD CT	BOULDER	CO	80301	17351110
YK WELLNITZ LIVING TRUST	19 E LOS ARBOLES CIR	TEMPE	AZ	85284	17351169
ZALMANOWITZ BARRY/ROSS JUNE M	14335 SUMMIT DR NORTHWEST	EDMONTON	AB	T5N3T1	17351135
ZENO LANCE	2777 E CAMELBACK RD STE 150	PHOENIX	AZ	85016	17351140



# Affidavit of Posting

**Required: Signed, Notarized originals.**

Recommended: E-mail copy to your project coordinator.



Project Under Consideration Sign (White)



Public Hearing Notice Sign (Red)

Case Number: 993-PA-2016

Project Name: \_\_\_\_\_

Location: 4221 N. Scottsdale Rd., 4216 & 4234 N. Winfield Scott Plaza

Site Posting Date: 02/27/2017

Applicant Name: John Berry

Sign Company Name: Scottsdale Signarama

Phone Number: 480-994-4000

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

Cynthia R. Ouellet  
Signature

2-27-2017  
Date

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

Acknowledged before me this the 27<sup>th</sup> day of February 2017



Berneice M. Garcia  
Notary Public  
My commission expires: 8/30/2020

**City of Scottsdale -- Current Planning Division**

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





# Affidavit of Posting

**Required: Signed, Notarized originals.**

Recommended: E-mail copy to your project coordinator.



Project Under Consideration Sign (White)



Public Hearing Notice Sign (Red)

Case Number: 993-PA-2016

Project Name: \_\_\_\_\_

Location: 4221 N. Scottsdale Rd., 4216 & 4234 N. Winfield Scott Plaza

Site Posting Date: 03/31/2017

Applicant Name: John Berry

Sign Company Name: Scottsdale Signarama

Phone Number: 480-994-4000

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

April Lino  
Signature

March 31st 2017  
Date

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

Acknowledged before me this the 31 day of March 2017



[Signature]  
Notary Public

My commission expires: 2/15/20

**City of Scottsdale Current Planning Division**

7447 E Indian School Road, Suite 100, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088





# Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.



Project Under Consideration Sign (White)



Public Hearing Notice Sign (Red)

Case Number: 993-PA-2016

Project Name: \_\_\_\_\_

Location: 4221 N. Scottsdale Rd., 4216 & 4234 N. Winfield Scott Plaza

Site Posting Date: 03/31/2017

Applicant Name: John Berry

Sign Company Name: Scottsdale Signarama

Phone Number: 480-994-4000

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

Annal Trup  
Signature

March 31st 2017  
Date

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

Acknowledged before me this the 31 day of March 2017

Dana Holland  
Notary Public

My commission expires: 2/15/20



**City of Scottsdale Current Planning Division**

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





February 24, 2017

Dear Neighbor:

We are pleased to inform you about the owner's upcoming request to be filed with the City of Scottsdale (993-PA-2016) to allow for the development of the proposed The Winfield Hotel on approximately 0.20 +/- acres located on the east side of Scottsdale Road north of northeast corner of North Scottsdale Road and East 3<sup>rd</sup> Avenue and 0.51 +/- acres along Winfield Scott Road, north of 3<sup>rd</sup> Ave (0.71 +/- total acres). The request is for a Zoning District Map Amendment from Central Business Downtown Overlay (C-2 DO) and Central Business Parking P-3 District Downtown Overlay (C-2/P-3/DO) to Downtown / Downtown Multiple Use – Type -2 Planned Block Development Overlay Downtown Overlay (D/DMU-2 PBD DO) and Downtown / Downtown Multiple Use – Type -2 Planned Block Development Overlay Parking P-3 District Downtown Overlay (D/DMU-2 PBD P-3 DO). The Winfield Hotel is designed to be an iconic boutique hotel and upper level residential condominiums that will tribute to Scottsdale's rich western heritage. Please see the attached site plan. The existing area of the Parking P-3 District will be retained, and not enlarged. This request is in conformance with the Downtown Character Area Plan.

In addition to the above reference Zoning District Map Amendment, an abandonment application will be submitted to abandon (90) feet of the north-south alley right-of-way north of East 3<sup>rd</sup> Avenue between East 3<sup>rd</sup> Avenue and East 4<sup>th</sup> Avenue, and west of North Scottsdale Road. Please see the attached site plan for the location of the alley abandonment.

You are invited to attend an open house to discuss this proposal. The open house will be held on Thursday, March 9, 2017 from 5 p.m. to 6 p.m. at 4221 N. Scottsdale Road (please see attached map for location and parking information).

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or [info@technicalsolutionsaz.com](mailto:info@technicalsolutionsaz.com). The City of Scottsdale Project Coordinator for the project is Dan Symer, who can be reached at 480-312-4218 or [DSymer@scottsdaleaz.gov](mailto:DSymer@scottsdaleaz.gov).

Thank you.

Sincerely,

Paul Smith  
President





March 30, 2017

Dear Neighbor:

As you know, Desco Capital Partners will be filing an application with the City of Scottsdale (993-PA-2016) to allow for the development of the proposed The Winfield Hotel on approximately 0.20+/- acres located on the east side of Scottsdale Road north of northeast corner of North Scottsdale Road and East 3<sup>rd</sup> Avenue and 0.51 +/- acres along Winfield Scott Road, north of 3<sup>rd</sup> Ave (0.71 +/- total acres). The request is for a Zoning District Map Amendment from Central Business Downtown Overlay (C-2 DO) and Central Business Parking P-3 District Downtown Overlay (C-2/P-3/DO) to Downtown / Downtown Multiple Use – Type -2 Planned Block Development Overlay Downtown Overlay (D/DMU-2 PBD DO) and Downtown / Downtown Multiple Use – Type -2 Planned Block Development Overlay Parking P-3 District Downtown Overlay (D/DMU-2 PBD P-3 DO) with an Infill Incentive District. The Winfield Hotel is designed to be an iconic boutique hotel and upper level residential condominiums that will tribute to Scottsdale's rich western heritage. Please see the attached site plan. The existing area of the Parking P-3 District will be retained, and not enlarged. This request is in conformance with the Downtown Character Area Plan.

Based on the review of the application by City Staff, we are making a technical change to the application by adding an Infill Incentive District application to the request to achieve the desired height of the project. There is, however, no substantive change to the proposed development plan as submitted to the City that was the subject of our prior neighborhood meeting.

In addition to the above reference Zoning District Map Amendment, an abandonment application has been submitted to abandon (90) feet of the north-south alley right-of-way north of East 3<sup>rd</sup> Avenue between East 3<sup>rd</sup> Avenue and East 4<sup>th</sup> Avenue, and east of North Scottsdale Road. Please see the attached site plan for the location of the alley abandonment.

The City's Zoning Ordinance requires us to hold another open house due to this addition to our application. You are invited to attend this additional open house to discuss this proposal. The open house will be held on Thursday, April 13, 2017 from 5 p.m. to 6 p.m. at 4221 N. Scottsdale Road (please see attached map for location and parking information).

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or [info@technicalolutionsaz.com](mailto:info@technicalolutionsaz.com). The City of Scottsdale Project Coordinator for the project is Dan Symer, who can be reached at 480-312-4218 or [DSymer@scottsdaleaz.gov](mailto:DSymer@scottsdaleaz.gov).

Thank you.

Sincerely,

Paul Smith  
President





# SCHOOL DISTRICT

## Determination of Adequate Facilities

City of Scottsdale Project Number: 993 -PA- 2016

Project name: Winfield Scottsdale

Project Location NEC of Scottsdale Road and 3rd Avenue

Applicant Name: John Berry Phone: 480-385-2727

Applicant E-mail: JB@berryriddell.com Fax: 480-385-2757

School District: Scottsdale Unified

I, \_\_\_\_\_ hereby certify that the following determination has been made in regards to the Referenced project:

- ☐ The school district had adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- ☐ The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or
- ☐ The school district has determined an existing or proposed charter school as contracted by the district can be provide adequate school facilities for the projected increase in students; or
- ☐ The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy said agreement is attached hereto); or
- ☐ The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- ☐ Maps of the attendance areas for elementary, middle and high schools for this location.
- ☐ Calculations of the number of students that would be generated by the additional homes.
- ☐ School capacity and attendance trends for the past three years.

Or;

I, \_\_\_\_\_, hereby request a thirty (30) day extension of the original discussion and response time.

\_\_\_\_\_  
Superintendent or Designee

\_\_\_\_\_  
Date

### Planning, Neighborhood and Transportation Division

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



Winfield Hotel and Residences  
Neighborhood Meeting Sign-In Sheet  
Thursday, March 9, 2017

[illegible]



Winfield Hotel and Residences  
Neighborhood Meeting Sign-In Sheet  
Thursday, March 9, 2017

[illegible]



Winfield Hotel and Residences  
Neighborhood Meeting Sign-In Sheet  
Thursday, April 13, 2017

[illegible]



SHC Abandonment - Utilities Approval						
Company	Contact	Email	Email Sent	Response	Notes	Approval Received
APS	Michael Bouche	<a href="mailto:michael.bouche@aps.com">michael.bouche@aps.com</a>	4/19/2017	4/20/2017	Likely needs PUE	
SRP	Matt Streeper	<a href="mailto:matt.streeper@srpnet.com">matt.streeper@srpnet.com</a>	4/19/2017			
Century Link	ROW Department	<a href="mailto:phnxrow@centurylink.com">phnxrow@centurylink.com</a>	4/19/2017	4/19/2017		
CoS Water Dept	Chris Hassert	<a href="mailto:chassert@scottsdaleaz.gov">chassert@scottsdaleaz.gov</a>	4/19/2017	4/19/2017	Likely needs PUE	
Cox	Traffic Mgmt.	<a href="mailto:phx.tmc@cox.com">phx.tmc@cox.com</a>	4/19/2017	4/20/2017	Likely needs PUE	
Southwest Gas	Michelle Gutierrez	<a href="mailto:caz-rowrequest@swgas.com">caz-rowrequest@swgas.com</a>	4/19/2017	4/20/2017	PUE required	



## Ashley Porter

---

**From:** Michael.Bouche@aps.com  
**Sent:** Monday, April 24, 2017 11:01 AM  
**To:** Michele Hammond  
**Cc:** ALI@azseg.com; Steve@azseg.com; Ashley Porter  
**Subject:** RE: Abandonment

Michelle,

I understand. I can send you a note or letter that states that APS will consent once all our stipulations are met, but I cannot give you the nod (consent) to move forward with the abandonment without having our lines within an acceptable easement. Are you looking for option 1?

Mike

---

**From:** Michele Hammond [mailto:mh@berryriddell.com]  
**Sent:** Monday, April 24, 2017 10:50 AM  
**To:** Bouche, Michael J  
**Cc:** Ali Fakih; Steve Counsell; Ashley Porter  
**Subject:** RE: Abandonment

Michael: We are at the very early stages of this process (zoning case to be filed this week). We do not have any specifics on how and where the lines and easements will be located just yet. We will however coordinate with APS every step of the way and won't proceed with any improvements without your approval. As part of the alley abandonment request we are asked to reach out to you up front. At this point, we are looking for a head nod from you which can include all your requirements (must have APS approval for relocation, easements will need to be dedicated, etc.). Keep in mind the alley will retain full vehicle access and easements for other utilities.

Thanks!

*Michele Hammond*

Principal Planner  
BERRY RIDDELL LLC  
6750 E. Camelback Road, Suite 100  
Scottsdale, Arizona 85251  
602-463-4081 cell  
480-385-2753 direct  
480-385-2757 fax  
[mh@berryriddell.com](mailto:mh@berryriddell.com)

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**From:** Michael.Bouche@aps.com [mailto:Michael.Bouche@aps.com]  
**Sent:** Monday, April 24, 2017 10:31 AM  
**To:** Ashley Porter <ap@berryriddell.com>  
**Cc:** Michele Hammond <mh@berryriddell.com>  
**Subject:** RE: Abandonment

Ashley,

I cannot consent to the abandonment of this ROW unless I have easements to cover the lines where they are at, and, where they are going. Are you working with someone in APS on the moving/undergrounding of these lines?

Mike  
602-371-7033

---

**From:** Ashley Porter [mailto:ap@berryriddell.com]  
**Sent:** Monday, April 24, 2017 10:13 AM  
**To:** Bouche, Michael J  
**Cc:** Michele Hammond  
**Subject:** RE: Abandonment

Michael,

The lines will be under-grounded and easements will be maintained. Please let me know what our next steps are in seeking approval from APS of the abandonment. Thank you.

**Ashley Porter**  
Planning Assistant  
BERRY RIDDELL LLC  
6750 E. Camelback Road | Suite 100 | Scottsdale, Arizona 85251  
480-682-3916 | 480-385-2757 fax | [ap@berryriddell.com](mailto:ap@berryriddell.com)

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---

**From:** Michael.Bouche@aps.com [mailto:Michael.Bouche@aps.com]  
**Sent:** Thursday, April 20, 2017 6:07 AM  
**To:** Ashley Porter <ap@berryriddell.com>  
**Subject:** RE: Abandonment

Ashley,

A quick look in our GIS this morning shows that we have an existing overhead power line with underground service lines in this area. APS CAN NOT consent to this abandonment unless 1) these lines are removed (if possible) 2) relocated out of this area, or 3) easements are granted to APS in this location.

Please get back to me with any questions.

Mike Bouche, R.L.S.  
Senior Land Agent



Land Services Department  
Arizona Public Service Company  
602-371-7033

---

**From:** Ashley Porter [<mailto:ap@berryriddell.com>]  
**Sent:** Wednesday, April 19, 2017 1:44 PM  
**To:** Bouche, Michael J  
**Subject:** Abandonment

---

**USE CAUTION - EXTERNAL SENDER:**([ap@berryriddell.com](mailto:ap@berryriddell.com))

**Do not click on links or open attachments that are not expected.**

For questions or concerns, please email the APS Cyber Defense Center team at [ACDC@apsc.com](mailto:ACDC@apsc.com) or contact the APS Helpdesk.

---

Michael,

My firm will be submitting an abandonment application for the site defined in the attached exhibit. Please confirm whether or not APS would have any objection to the abandonment of this roadway easement. Thank you.

**Ashley Porter**  
Planning Assistant  
BERRY RIDDELL LLC  
6750 E. Camelback Road | Suite 100 | Scottsdale, Arizona 85251  
480-682-3916 | 480-385-2757 fax | [ap@berryriddell.com](mailto:ap@berryriddell.com)

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## Ashley Porter

---

**From:** Ashley Porter  
**Sent:** Wednesday, April 19, 2017 1:40 PM  
**To:** 'matt.streeper@srpnet.com'  
**Subject:** Abandonment  
**Attachments:** 17-014 Alley Abandonment Description Revised.pdf

Matt,

My firm will be submitting an abandonment application for the site defined in the attached exhibit. Please confirm whether or not SRP would have any objection to the abandonment of this roadway easement? Thank you.

Ashley Porter

Planning Assistant

BERRY RIDDELL LLC

6750 E. Camelback Road | Suite 100 | Scottsdale, Arizona 85251

480-682-3916 | 480-385-2757 fax | [ap@berryriddell.com](mailto:ap@berryriddell.com)

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CenturyLink  
Network Real Estate  
5025 N. Black Canyon Hwy  
Phoenix, AZ 85015



4/28/2017

**Conditional  
Approval**

Ashley Porter  
Planning Assistant  
Berry Riddell LLC  
6750 E. Camelback Road Suite 100  
Scottsdale, Arizona 85251

**SUBJECT: Release of Alley between Lots 5, 6, 7, 14, 15 & 16, Winfield Scott Plaza**  
**Project Name: Winfield Scott Plaza**  
**APN: 173-51-005, -006, -007, -014, -015 & 173-51-016**

**Re: Request for release of the Alley between Lots 5, 6, 7, 14, 15 & 16, Winfield Scott Plaza, 4223 N. Scottsdale Rd., Scottsdale, Maricopa County, as described in more detail in the application, lying within the Southwest Quarter of Section 23 Township 2 North, Range 4 East, Gila and Salt River Meridian.**

To Whom It May Concern:

QWEST CORPORATION d/b/a CENTURYLINK QC has reviewed the request for the subject vacation and has determined that it can approve the request for the area proposed for vacation. However, this approval is **conditional** on an 8' easement being granted to CenturyLink over our facilities in the alley.

The area will need to be surveyed and a legal and exhibit provided to CenturyLink. This will be reviewed, then attached to our standard easement agreement and sent for signature. Once the document is signed and notarized, the original is returned to CenturyLink for recording. A recorded copy will be sent to you for your records.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted with **conditional** approval of the request.

If you have any questions or concerns, please contact Gladys Zeilstra at 480-560-0404.  
Sincerely yours,

**Mary Hutton**  
Right of Way Agent  
Qwest Corporation d/b/a CENTURYLINK QC

APN: 173-51-005, -006, -007, -014, -015 & 173-51-016 Leasetnet #:P787676  
WC: Scottsdale Main WCE: Gary Baker

**3-AB-2017**  
**4/28/2017**



## Ashley Porter

---

**From:** Zeilstra, Gladys <Gladys.Zeilstra@CenturyLink.com>  
**Sent:** Wednesday, April 19, 2017 2:15 PM  
**To:** Ashley Porter  
**Cc:** Zeilstra, Gladys  
**Subject:** RE: Abandonment

Good afternoon, Ashley.

I will be working on your request. I have 20 business days to get a response to you. That would put your date to 5/13/17. I will try to better that date, but can make no promises.

Thank you.

*Gladys Zeilstra*

CenturyLink Real Estate  
Right of Way Agent  
135 W Orion St. Flr 1  
Tempe, AZ 85283

480-768 4581 office  
480-560-0404 cell  
480-768-4506 fax

Hours: 6:00 AM to 3:00 PM

*It's not about how you survived the storm*

*It's about how you danced in the rain*

---

**From:** owner-phnxrow@lxdnp32k.corp.intranet [mailto:owner-phnxrow@lxdnp32k.corp.intranet] **On Behalf Of** Ashley Porter  
**Sent:** Wednesday, April 19, 2017 1:41 PM  
**To:** Phnxrowqwestcom, Phoenix  
**Subject:** Abandonment

Sir/Madam,

My firm will be submitting an abandonment application for the site defined in the attached exhibit. Please confirm whether or not Century Link would have any objection to the abandonment of this roadway easement. Thank you.

Ashley Porter

Planning Assistant

BERRY RIDDELL LLC

6750 E. Camelback Road | Suite 100 | Scottsdale, Arizona 85251  
480-682-3916 | 480-385-2757 fax | [ap@berryriddell.com](mailto:ap@berryriddell.com)



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## Ashley Porter

---

**From:** Dillon, Levi <LDillon@Scottsdaleaz.gov>  
**Sent:** Monday, April 24, 2017 12:43 PM  
**To:** Ashley Porter  
**Cc:** Hassert, Christopher; Symer, Daniel; Michele Hammond  
**Subject:** RE: Abandonment, 993-PA-2016, Winfield Hotel

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Ashley,

Typically as a condition of the abandonment approval, the developer would be required to construct and relocate all required improvements. In this case the abandonment will not be recorded until the developer has obtain approval and permits to construct the improvements. Therefore, we will initially be addressing the sewer relocation requirements as part of the zoning case. The sewer modifications, design impact, and rerouting should be detailed with the zoning case plan submittal. Prior to plan submittal for rezoning the relocation shall be presented with adequate analysis and detail in a Preliminary Wastewater Basis of Design Report (BOD) as detailed within the City's design standard and policy manual Ch 7 . Approval of this Preliminary BOD by the Water Resource Department is required prior to submitting zoning case development plans. Note that some required details or stipulations from the Preliminary BOD may be carried over into the DR case. Under the DR case a Final BOD submittal and approval will be required prior to plan submittal.

Hope this helps.

Levi C. Dillon, P.E. | Sr. Water Resources Engineer



*"Water Sustainability through  
Stewardship, Innovation and People"*

**Contact Info**

Direct: (480) 312-5319  
Main office: (480) 312-5685  
Fax: (480) 312-5615

**Mailing/Office Address**

Water Resources Administration  
9379 E. San Salvador Dr.  
Scottsdale, AZ. 85258

**Sending me an attachment over 5MB? Please use the link below:**

<https://securemail.scottsdaleaz.gov/dropbox/ldillon@scottsdaleaz.gov>

**From:** Ashley Porter [mailto:ap@berryriddell.com]  
**Sent:** Monday, April 24, 2017 10:11 AM  
**To:** Dillon, Levi <LDillon@Scottsdaleaz.gov>  
**Cc:** Hassert, Christopher <CHassert@scottsdaleaz.gov>; Symer, Daniel <DSymer@scottsdaleaz.gov>; Michele Hammond <mh@berryriddell.com>  
**Subject:** RE: Abandonment, 993-PA-2016, Winfield Hotel

Levi,

The sewer line will be relocated per the attached plan. Please let me know what our next steps are in seeking the Water Department's approval of the abandonment. Thank you.

---

Ashley Porter

Planning Assistant

BERRY RIDDELL LLC

6750 E. Camelback Road | Suite 100 | Scottsdale, Arizona 85251

480-682-3916 | 480-385-2757 fax | [ap@berryriddell.com](mailto:ap@berryriddell.com)

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**From:** Dillon, Levi [<mailto:LDillon@Scottsdaleaz.gov>]

**Sent:** Thursday, April 20, 2017 5:18 PM

**To:** Ashley Porter <[ap@berryriddell.com](mailto:ap@berryriddell.com)>

**Cc:** Hassert, Christopher <[CHassert@scottsdaleaz.gov](mailto:CHassert@scottsdaleaz.gov)>; Symer, Daniel <[DSymer@scottsdaleaz.gov](mailto:DSymer@scottsdaleaz.gov)>

**Subject:** RE: Abandonment, 993-PA-2016, Winfield Hotel

Relevant to City preapp: 993-PA-2016, Winfield Hotel

Hi Ashley,

- See below for abandonment requirements per City DS&PM Ch7-Sewer
- Per previous project discussions for the Winfield Hotel and Residences re-routing of the existing sewer to flow north will be required...I'm not sure we can abandon this alley/easement until the re-routing design of the sewer(s) pipeline is complete. See replacement rights per below. I've cc'd the planner for this project as he may be more familiar with the required sequencing.
- The Water Department will not have an issue with this roadway abandonment as designated if the replacement sewer(s) and other necessary modifications can be successfully designed and constructed.

DS&PM Ch7-1.413



## **EASEMENT ABANDONMENT REQUIREMENTS**

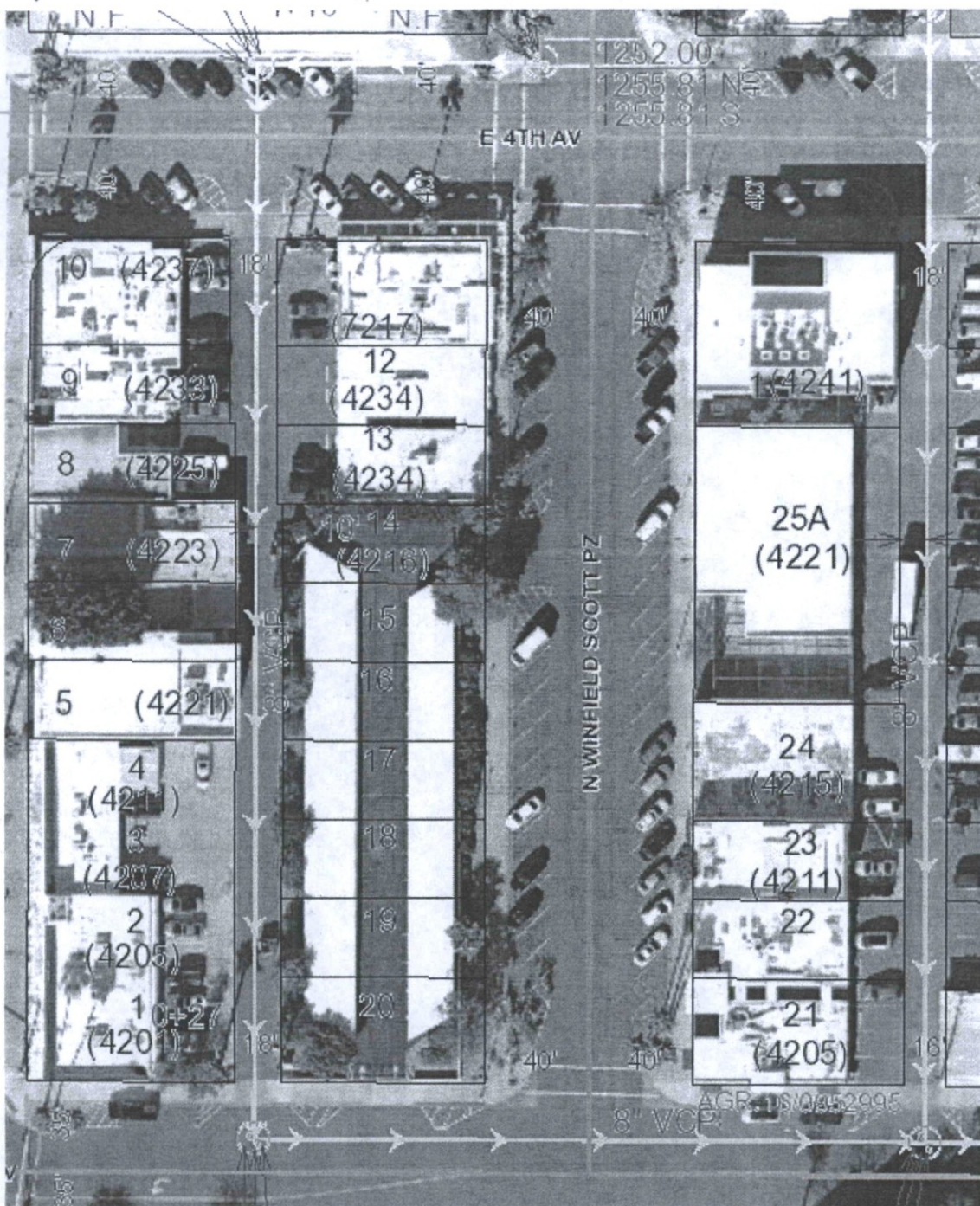
When a property owner or developer believes a sanitary sewer line easement or portion thereof, is no longer required by the city, an abandonment may be requested by completing and filing an application through the city's One Stop Shop.

After completing and filing the application, the property owner or developer will send a letter requesting abandonment of the easement, along with the reason, to the Water Resources Department with the following exhibits attached:

1. A detailed map highlighting the easement to be abandoned and locations of existing water and sewer lines shown in reference to the easement.
2. If existing water and/or sewer lines are to be abandoned, a detailed civil plan prepared by a professional engineer licensed in the State of Arizona must be supplied describing the method of abandonment and any necessary relocations of the water and/or sewer lines.
3. The Water Resources Department will issue a letter recommending approval or denial of the abandonment request and any stipulations that may be required in conjunction with the abandonment.
4. This letter will be attached to an Application for Release of Easement and will be submitted by the applicant to the One Stop Shop for subsequent processing by Development Services.

Failure to comply with the above process will result in a denial of the request. Where replacement rights are requested by the city, the city will not relinquish existing rights until the replacement rights have been granted.





Levi C. Dillon, P.E. | Sr. Water Resources Engineer



"Water Sustainability through  
Stewardship, Innovation and People"

Contact Info

Direct: (480) 312-5319

Main office: (480) 312-5685

Fax: (480) 312-5615

Mailing/Office Address

Water Resources Administration

9379 E. San Salvador Dr.

Scottsdale, AZ. 85258

Sending me an attachment over 5MB? Please use the link below:



**From:** Hassert, Christopher  
**Sent:** Wednesday, April 19, 2017 5:13 PM  
**To:** Dillon, Levi <[LDillon@Scottsdaleaz.gov](mailto:LDillon@Scottsdaleaz.gov)>  
**Cc:** 'ap@berryriddell.com' <[ap@berryriddell.com](mailto:ap@berryriddell.com)>  
**Subject:** FW: Abandonment

Hi Levi,

Can you take a look at this abandonment request tomorrow or Friday? If you have any questions on it, I copied the requestor.

Chris

**Chris Hassert, PE**  
Water Resources Planning & Engineering Director  
(480) 312-5681



"Water Sustainability through Stewardship, Innovation and People"



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**From:** Ashley Porter [<mailto:ap@berryriddell.com>]  
**Sent:** Wednesday, April 19, 2017 1:42 PM  
**To:** Hassert, Christopher  
**Subject:** Abandonment

Chris,

My firm will be submitting an abandonment application for the site defined in the attached exhibit. Please confirm whether or not the City Water Department would have any objection to the abandonment of this roadway easement. Thank you.

**Ashley Porter**  
Planning Assistant  
BERRY RIDDELL LLC  
6750 E. Camelback Road | Suite 100 | Scottsdale, Arizona 85251  
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## Ashley Porter

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**From:** AZ Joint Use (CCI-Phoenix) <AZ.JointUse@cox.com>  
**Sent:** Tuesday, April 25, 2017 1:59 PM  
**To:** Ashley Porter  
**Subject:** RE: 17-014, 3rd Ave & Scottsdale Rd. -Abandonment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ashley,

I cannot abandon the old PUE. A New PUE has not been established. When we receive new plans with a new PUE established on them, then a coordinator can determine if there is a conflict or not in our Conflict Review Process. At this current time there is a conflict to the abandonment you are asking for. It is possible for this new project to go forward with a new PUE established.

ZACH LAWSON  
RIGHT OF WAY AGENT I  
COX COMMUNICATIONS



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**From:** Ashley Porter [mailto:ap@berryriddell.com]  
**Sent:** Tuesday, April 25, 2017 8:44 AM  
**To:** AZ Joint Use (CCI-Phoenix) <AZ.JointUse@cox.com>  
**Subject:** RE: 17-014, 3rd Ave & Scottsdale Rd. -Abandonment

Zach,

We are just going through a zoning process at this stage. We will retain a PUE to the satisfaction of Cox. We just need to know if Cox will approve the abandonment request in concept if a new PUE is established.

Ashley Porter  
Planning Assistant  
BERRY RIDDELL LLC  
6750 E. Camelback Road | Suite 100 | Scottsdale, Arizona 85251  
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**From:** AZ Joint Use (CCI-Phoenix) [mailto:AZ.JointUse@cox.com]  
**Sent:** Friday, April 21, 2017 6:06 AM  
**To:** Ashley Porter <ap@berryriddell.com>  
**Subject:** RE: 17-014, 3rd Ave & Scottsdale Rd. -Abandonment

Ashley,

I can't abandon the old PUE until the new PUE is established. Cox has facilities the whole length of the alley way that feed businesses to the north of the property. This is why a Conflict Review with one of our construction planners needs to be performed. This is to ensure that all cox utilities in this area can remain to service our customers. This is a common practice we perform quite often.

ZACH LAWSON  
RIGHT OF WAY AGENT I  
COX COMMUNICATIONS



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**From:** Ashley Porter [mailto:ap@berryriddell.com]  
**Sent:** Thursday, April 20, 2017 3:15 PM  
**To:** AZ Joint Use (CCI-Phoenix) <AZ.JointUse@cox.com>  
**Cc:** PHX TMC (CCI-Phoenix) <PHX.TMC@cox.com>  
**Subject:** RE: 17-014, 3rd Ave & Scottsdale Rd. -Abandonment

Zach,

Thank you for reviewing this so quickly. Please be advised that the property owner has no intention to disturb Cox facilities and the PUE will be retained. The property will be utilized as an overhead pedestrian walkway and the right of way will remain functional for vehicle access. Given this information, are you able to approve the request for an abandonment?

Ashley Porter  
Planning Assistant  
BERRY RIDDELL LLC  
6750 E. Camelback Road | Suite 100 | Scottsdale, Arizona 85251  
480-682-3916 | 480-385-2757 fax | [ap@berryriddell.com](mailto:ap@berryriddell.com)

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**From:** AZ Joint Use (CCI-Phoenix) [<mailto:AZ.JointUse@cox.com>]  
**Sent:** Thursday, April 20, 2017 7:09 AM  
**To:** Ashley Porter <[ap@berryriddell.com](mailto:ap@berryriddell.com)>  
**Cc:** PHX TMC (CCI-Phoenix) <[PHX.TMC@cox.com](mailto:PHX.TMC@cox.com)>  
**Subject:** RE: 17-014, 3rd Ave & Scottsdale Rd. -Abandonment

Ashley.

Please see the above attachment for the denial letter to the abandonment at 17-014, 3rd Ave & Scottsdale Rd.

A suggested Conflict Review submittal of the red lines will need to be sent to :  
PHX TMC (CCI-Phoenix) [PHX.TMC@cox.com](mailto:PHX.TMC@cox.com)

Thanks,

ZACH LAWSON  
RIGHT OF WAY AGENT I  
COX COMMUNICATIONS



---

**From:** Ashley Porter [<mailto:ap@berryriddell.com>]  
**Sent:** Wednesday, April 19, 2017 1:43 PM  
**To:** PHX TMC (CCI-Phoenix) <[PHX.TMC@cox.com](mailto:PHX.TMC@cox.com)>  
**Subject:** 17-014, 3rd Ave & Scottsdale Rd. -Abandonment

Traffic Management Center,

My firm will be submitting an abandonment application for the site defined in the attached exhibit. Please confirm whether or not Cox Communications would have any objection to the abandonment of this roadway easement. Thank you.

Ashley Porter  
Planning Assistant  
BERRY RIDDELL LLC  
6750 E. Camelback Road | Suite 100 | Scottsdale, Arizona 85251  
480-682-3916 | 480-385-2757 fax | [ap@berryriddell.com](mailto:ap@berryriddell.com)

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## **SOUTHWEST GAS CORPORATION**

SWGAS

April 27, 2017

Ashley Porter  
Berry Riddell LLC  
6750 E Camelback Rd, Ste 100  
Scottsdale, AZ 85251

Re: Vacation and Abandonment of Roadway Easement  
REQ 5707 – 4221 N Scottsdale Road

To Whom It May Concern:

Southwest Gas Corporation ("SWG") has reviewed the request to vacate and abandon a portion of roadway easement referenced above.

After review, SWG has determined that there are existing or proposed facilities in all or a portion of the area proposed to be vacated and has no objection to the request for vacation as presented; however, in order to protect these facilities, SWG requests a perpetual easement be saved and reserved to SWG as a condition of the Order of Vacation.

**Please RESERVE and EXCEPT the following:**

**An easement to Southwest Gas Corporation on, over, in, under, across, above and through the area described above in REQ No. 5707 – 4221 N Scottsdale Road.**

Nothing in this Vacation or response is intended or shall be construed to affect, reduce, or diminish any other existing property rights or easement SWG may have at this site or within the area affected. SWG retains the right to use any other reservations, easements, licenses or other property rights in which it may have an interest or that otherwise may be located within the area being vacated.

If you or the applicant have any questions; or if the applicant wishes to discuss this matter further, please contact Conflict Review at 480-730-3845.

Respectfully,

Alex Reid  
Analyst I, Right-of-Way/Engineering Services  
480-730-3611

1600 E. Northern Avenue / Phoenix, Arizona 85020-3982  
P.O. Box 52075 / Phoenix, Arizona 85072-2075 / (877) 860-6020  
[www.swgas.com](http://www.swgas.com)

3-AB-2017  
4/28/2017

## Ashley Porter

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**From:** CAZ-ROWRequest <CAZ-ROWRequest@swgas.com>  
**Sent:** Thursday, April 27, 2017 1:33 PM  
**To:** Ashley Porter  
**Subject:** RE: Abandonment  
**Attachments:** APorter; REQ 5707 - 4221 N Scottsdale Rd; 2017-04-27.pdf

Good Afternoon Ashley,

Please find attached our response to your request.

Should you have any questions regarding this, please refer to the contact information on the attached letter.

Thank you,  
CAZ-ROWRequest Administrator

---

**From:** Ashley Porter [mailto:ap@berryriddell.com]  
**Sent:** Wednesday, April 19, 2017 1:44 PM  
**To:** CAZ-ROWRequest <CAZ-ROWRequest@swgas.com>  
**Subject:** EXTERNAL: Abandonment

Michelle,

My firm will be submitting an abandonment application for the site defined in the attached exhibit. Please confirm whether or not Southwest Gas would have any objection to the abandonment of this roadway easement. Thank you.

**Ashley Porter**  
Planning Assistant  
BERRY RIDDELL LLC  
6750 E. Camelback Road | Suite 100 | Scottsdale, Arizona 85251  
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Southwest Gas Corporation does not guarantee the privacy or security of information transmitted by facsimile (fax) or other unsecure electronic means (including email). By choosing to send or receive information, including confidential or personal identifying information, via fax or unencrypted e-mail, you consent to accept any associated risk.

*Thank you for your cooperation.*

\*\*\*\*\*  
\*\*\*\*\*

## Ashley Porter

---

**From:** CAZ-ROWRequest <CAZ-ROWRequest@swgas.com>  
**Sent:** Thursday, April 20, 2017 8:17 AM  
**To:** Ashley Porter  
**Subject:** RE: Abandonment

Good Morning,

Please be advised that your request has been received and is in queue to be processed. We will do our best to complete this as soon as possible, however, please also know that, due the number of incoming requests, our current response time is approximately 3-4 weeks. Should we have any questions or need additional information in order to complete this, we will be sure to contact you.

Thank you,  
CAZ-ROWRequest Administrator

---

**From:** Ashley Porter [mailto:ap@berryriddell.com]  
**Sent:** Wednesday, April 19, 2017 1:44 PM  
**To:** CAZ-ROWRequest <CAZ-ROWRequest@swgas.com>  
**Subject:** EXTERNAL: Abandonment

Michelle,

My firm will be submitting an abandonment application for the site defined in the attached exhibit. Please confirm whether or not Southwest Gas would have any objection to the abandonment of this roadway easement. Thank you.

Ashley Porter  
Planning Assistant  
BERRY RIDDELL LLC  
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