

207 Waiver

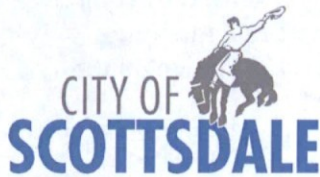
Title

Legal Description

Policy or Appeals

Correspondence Between Legal & Staff

Letter of Authorization



Planning & Development Services, Long Range Planning

Adam Yaron, Project Coordination Liaison
7447 E. Indian School Rd.
Scottsdale, AZ 85251

PHONE 480-312-2761

WEB ScottsdaleAZ.gov

July 13, 2018

To Whom It May Concern:

Enclosed are documents and web links pertaining to the one major General Plan amendment case for 2018. This case is scheduled to be heard according to the following schedule:

- City Sponsored Open House
Date: Thursday, September 13
Time: 5 – 7 p.m.
Place: Copper Ridge School
10101 E. Thompson Peak Parkway
Scottsdale, AZ 85255
- Planning Commission Remote Site Hearing
Date: Wednesday, October 3
Time: 5 p.m.
Place: Copper Ridge School
10101 E. Thompson Peak Parkway
Scottsdale, AZ 85255
- Planning Commission Regular Hearing for Recommendation
Date: Wednesday, October 24
Time: 5 p.m.
Place: Scottsdale City Hall Kiva
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
- City Council Major General Plan Amendments Hearing
Date: Monday & Tuesday, December 11-12
Time: 5 p.m.
Place: Scottsdale City Hall Kiva
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

The case files are located at 7447 E. Indian School Road, Suite 105, and can be reviewed by any interested person. For information on the status of these cases, or to view application materials, call 480-312-2761, or access the case info sheet at <https://eservices.scottsdaleaz.gov/bldgresources/Cases> under Case Number 2-GP-2018.

Pursuant to Arizona Revised Statutes, the City of Scottsdale is providing you with the required minimum sixty (60) day notice prior to notification of hearing by the Scottsdale Planning Commission. Comments and questions can be directed to the Staff Contact(s) shown on the notice enclosed or to Planning's General Line at 480-312-7800 or email at projectinput@ScottsdaleAZ.gov.

We have attempted to send the documents to the appropriate person in your organization. If we have misdirected these documents, please forward them to the person or department who is responsible for such review, and notify us as to whom the documents should be sent in the future.

Thank you,

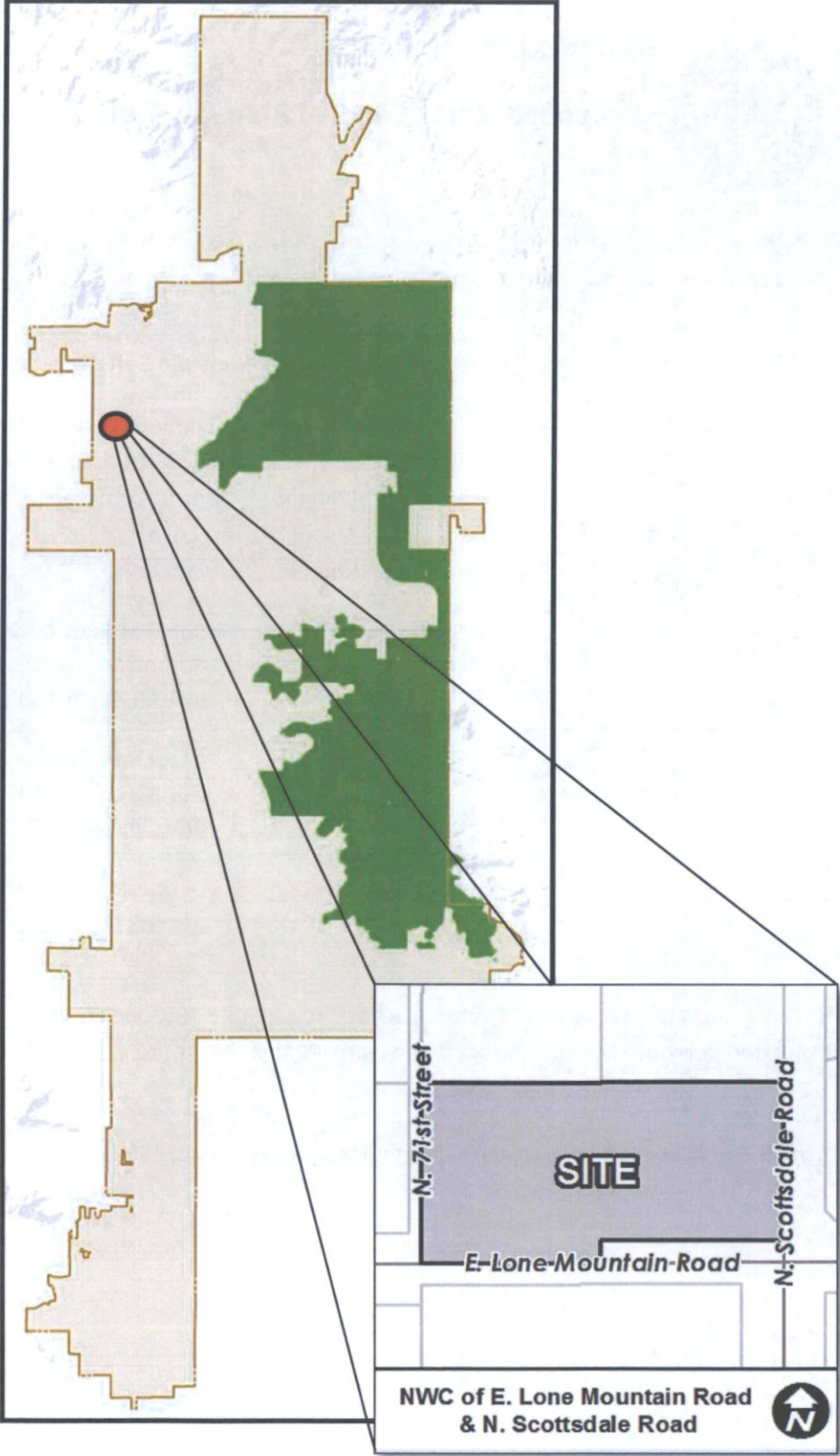
A handwritten signature in black ink, appearing to read "Adam Yaron", written over a horizontal line.

Adam Yaron
Project Coordination Liaison

Attachments for 2-GP-2018, Lone Mountain Self Storage:

- A. 2018 Major General Plan Amendment – Location Map
- B. Notice of Proposed Major General Plan Amendment
- C. Existing/Proposed General Plan Conceptual Land Use Map
- D. Context Aerial
- E. Submitted Zoning Site Plan

**Attachment A: 2-GP-2018; Major General Plan Amendment;
Location Map**



Attachment B: 2-GP-2018; Notice of Proposed Major General Plan Amendment



CITY OF SCOTTSDALE

Proposed Major General Plan Amendment

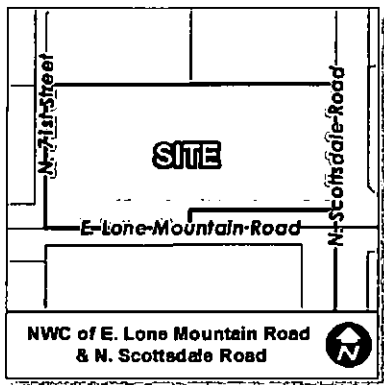
This Notice of Proposal is being sent, pursuant to A.R.S. Section 9-461.06, to inform you of the request for a major General Plan amendment.

Project Name:

2-GP-2018 – Lone Mountain Self Storage

Project Description:

Request by owner for a Major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Commercial on a +/- 5 gross acre site located at the northwest corner of North Scottsdale and East Lone Mountain Roads.



Staff contacts:

General Plan Case: 2-GP-2018

Adam Yaron, 480-312-2761
ayaron@scottsdaleaz.gov

Associated Zoning Case: 8-ZN-2018

Doris McClay, 480-312-4214
dmcclay@scottsdaleaz.gov

Applicant contact:

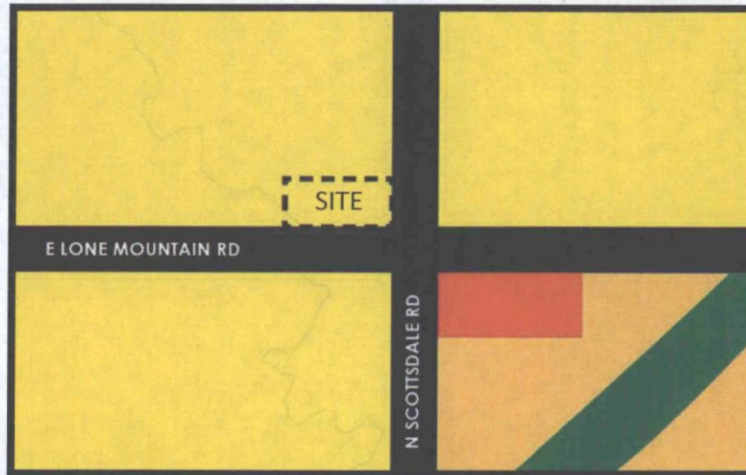
Dennis M. Newcombe, 480-429-3065
dnewcombe@beusgilber.com

The case file is located at 7447 E. Indian School Road, Suite 105, and can be reviewed by any interested person. For information on the status of this case, or to view application materials, call 480-312-2761 or view the case info sheet at:

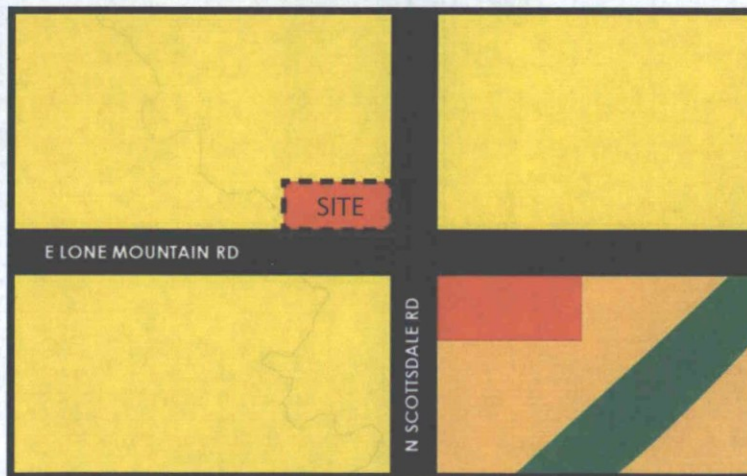
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/48625>

**Attachment C: 2-GP-2018; Lone Mountain Self Storage;
Existing and Proposed General Plan Land Uses**

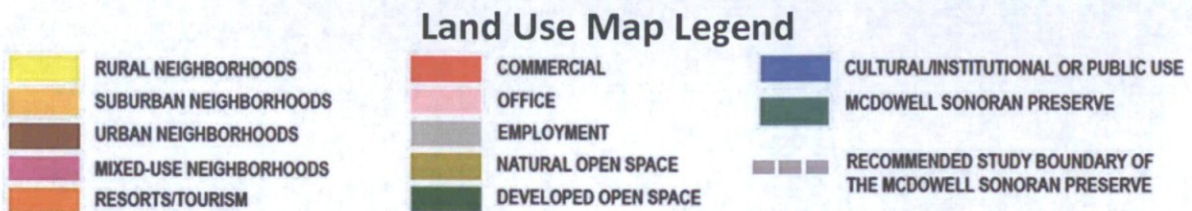
Existing Land Use: Rural Neighborhoods



Proposed Land Use: Commercial



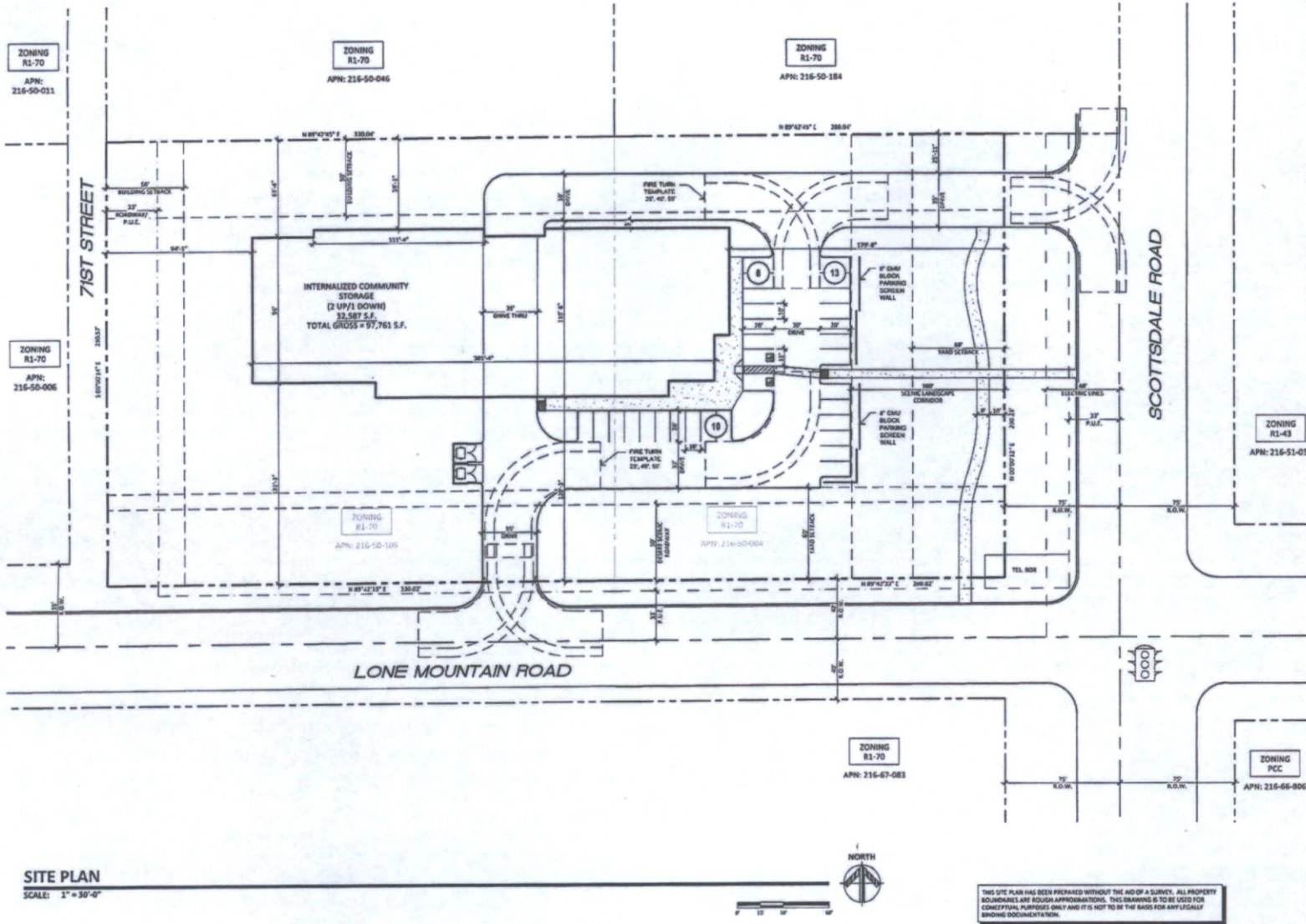
2001 General Plan Land Use Map



Attachment D: 2-GP-2018; Context Aerial



Attachment E: 2-GP-2018; Submitted Zoning Site Plan



PROJECT DIRECTORY

DEVELOPER:
1784 CAPITAL HOLDINGS
8777 N. GAINNEY CENTER DRIVE, SUITE 191
SCOTTSDALE, ARIZONA 85258
CONTACT: KELLY MCKONE
PHONE: 602-885-2552
E-MAIL: kmckone@1784holdings.com

ARCHITECT:
ROBERT KUBICEK ARCHITECTS & ASSOCIATES
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: ROBERT KUBICEK
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: rkubicek@rkaa.com

SITE DATA

EXISTING ZONING:	R1-70
PROPOSED ZONING:	C-1
GROSS SITE AREA:	5.00 ACRES (218,208 S.F.)
NET SITE AREA:	3.90 ACRES (169,988 S.F.)
PROPOSED USE:	INTERNALIZED COMMUNITY STORAGE
MAX BUILDING HEIGHT:	24'
BUILDING AREA:	97,761 S.F.
ALLOWED FAR (0.80):	135,990 S.F.
PROVIDED FAR:	65,174 S.F.
PARKING LOT LANDSCAPING (15%):	(2,025 S.F.) 24%

ZONING R1-43
APN: 216-51-037

TOTAL PARKING REQUIRED:	27 SPACES
INTERNALIZED COMMUNITY STORAGE (8,174 S.F.) STORAGE @ 1/2500' = 33 SPACES	
ZONING ORDINANCE GROSS FLOOR AREA DOES NOT INCLUDE BASEMENT SPACE USED FOR UNOCCUPIED STORAGE	
TOTAL PARKING PROVIDED:	31 SPACES
ACCESSIBLE SPACES REQUIRED:	2 SPACES
ACCESSIBLE SPACES PROVIDED:	2 SPACES
BICYCLE SPACES REQUIRED:	4 SPACES
BICYCLE SPACES PROVIDED:	4 SPACES



SITE PLAN
SCALE: 1" = 30'-0"

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

8-ZN-2018
06/11/18

INTERNALIZED COMMUNITY STORAGE
NWC LONE MOUNTAIN ROAD AND SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA
DATE: 06-06-2018 (PRELIMINARY)

© 2018 RCAA ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF RCAA ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

SP-1
RKAAN 18011.50





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: 2-GP-2018

Project Name: _____

Location: NWC Scottsdale Rd and Lone Mountain Rd

Site Posting Date: updated October 2, 2018

Applicant Name: Beus Gilbert PLLC

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

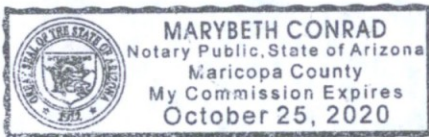
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Figgitt
Applicant Signature

10-2-18
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 1st day of October 2018



Marybeth Conrad
Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

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



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: 2-GP-2018

Project Name: _____

Location: NWC Scottsdale Rd and Lone Mountain Rd

Site Posting Date: September 28, 2018

Applicant Name: Beus Gilbert PLLC

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

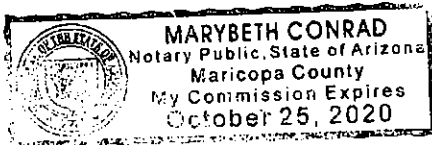
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Megan Haggitt
Applicant Signature

9/28/18
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 28th day of September 2018




Marybeth Conrad
Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

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


**City of Scottsdale
PUBLIC NOTICE**
Major General Plan Public Hearings
Remote Planning Commission Hearing: 5:00 P.M., 10/3/2018
 Copper Ridge School, 10101 E. Thompson Peak Parkway
PLANNING COMMISSION (REGULAR HEARING): 5:00 P.M., 10/24/18
CITY COUNCIL: 5:00 P.M., 12/11/2018 & 5:00 PM, 12/12/18
City Hall, Kiva, 3939 N. Drinkwater Blvd.


 Request: By the owner for a Major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Commercial and a Zoning District Map Amendment from R1-70 ESL FO (Single-Family Residential, Environmentally Sensitive Lands Overlay, Foothills Overlay) to C-1 ESL FO (Neighborhood Commercial, Environmentally Sensitive Lands Overlay, Foothills Overlay) on a +/- 5 gross acre site located at the Northwest corner of North Scottsdale Road and East Lone Mountain Road in order to allow for an internalized, community self-storage facility.

LOCATION: Northwest Corner of N. Scottsdale and E. Lone Mountain Roads
Case Number: 2-GP-2018 (Companion Zoning Case: 8-ZN-2018) Posting Date: 9/28/2018

Applicant Contact:	City Contact:
Beus Gilbert PLLC 480-429-3065 dnewcombe@beusgilbert.com	Adam Yaron or Doris McClay 480-312-2761 or 480-312-4214 ayaron@scottsdaleaz.gov DMcClay@scottsdaleaz.gov

Case Files Available at City of Scottsdale 480-312-7000
Project information may be researched at: <https://www.cityofscottsdale.gov/development/cases>
 Penalty for removing or defacing sign prior to date of last hearing: Applicant Responsible for Sign Removal

10/2/18 09:33:27


**City of Scottsdale
PUBLIC NOTICE**
Major General Plan Public Hearings
Remote Planning Commission Hearing: 5:00 P.M., 10/3/2018
 Copper Ridge School, 10101 E. Thompson Peak Parkway
PLANNING COMMISSION (REGULAR HEARING): 5:00 P.M., 10/24/18
CITY COUNCIL: 5:00 P.M., 12/11/2018 & 5:00 PM, 12/12/18
City Hall, Kiva, 3939 N. Drinkwater Blvd.

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LOCATION: Northwest Corner of N. Scottsdale and E. Lone Mountain Roads
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Applicant Contact:	City Contact:
Beus Gilbert PLLC 480-429-3065 dnewcombe@beusgilbert.com	Adam Yaron or Doris McClay 480-312-2761 or 480-312-4214 ayaron@scottsdaleaz.gov DMcClay@scottsdaleaz.gov

Case Files Available at City of Scottsdale 480-312-7000
Project information may be researched at: <https://www.cityofscottsdale.gov/development/cases>
 Penalty for removing or defacing sign prior to date of last hearing: Applicant Responsible for Sign Removal

10/2/18 09:27:11

 First American Title™	Commitment for Title Insurance
	BY First American Title Insurance Company
Exhibit A	

Order No.: 6179972A-128-V60

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

PARCEL NO. 1:

The Southeast quarter of the Southeast quarter of the Southeast quarter of the Southeast quarter of Section 15, Township 5 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT all oil, gas and other minerals as reserved in Patent from United States of America.

PARCEL NO. 2:

The Southwest quarter of the Southeast quarter of the Southeast quarter of the Southeast quarter of Section 15, Township 5 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT all oil, gas and other minerals as reserved in Patent from United States of America.

 First American Title™	Commitment for Title Insurance
	<small>BY</small> First American Title Insurance Company
Exhibit A	

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EXCEPT all oil, gas and other minerals as reserved in Patent from United States of America.

2-GP-2018
5/18/2018

 First American Title™	Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Commitment	

First American Title Insurance Company, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 180 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

In Witness Whereof, First American Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

First American Title Insurance Company



Dennis J. Gilmore

Dennis J. Gilmore
President

Timothy Kemp

Timothy Kemp
Secretary

ISSUED BY

Landmark Title Assurance Agency of Arizona LLC
as agent for First American Title Insurance Company

(This Commitment is valid only when Schedules A and B are attached)

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CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at < <http://www.alta.org/>>.



First American Title™

Commitment for Title Insurance

BY

First American Title Insurance Company

Schedule A

Order No.: **6179972A-128-V60**

1. Effective Date: **5/15/18**

2. Policy or Policies to be issued: Amount
 - a. **ALTA 2006 Standard Owner's Policy** **\$1,200,000.00**
Proposed Insured:
City of Scottsdale

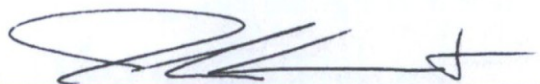
 - b. **None** **\$0.00**
Proposed Insured:


 - c. **None** **\$0.00**
Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment is
A FEE

4. Title to the said estate or interest in the land is at the Effective Date vested in:
Lone - Mt. Venture, L.L.C., an Arizona limited liability company

5. The land referred to in this Commitment is described as follows:
See Exhibit A attached hereto and made a part hereof.

By: 
Authorized Countersignature

 First American Title™	Commitment for Title Insurance
	BY First American Title Insurance Company
Exhibit A	

Order No.: 6179972A-128-V60

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First American Title™

Commitment for Title Insurance

BY

First American Title Insurance Company

Schedule BI

Order No.: **6179972A-128-V60**

REQUIREMENTS

The following requirements must be satisfied:

1. Payment of the necessary consideration for the estate or interest to be insured.
2. Pay all premiums, fees and charges for the policy.
3. Documents creating the estate or interest to be insured, must be properly executed, delivered and recorded.
4. Payment of all taxes and/or assessments levied against the subject premises which are due and payable.

TAX MAP

TAX NOTE:

Year	2017
<u>Parcel No.</u>	<u>216-50-004 8</u>
Total Tax	\$985.22
First Half	\$492.61 (Paid)
Second Half	\$492.61 (Paid)

TAX NOTE:

Year	2017
<u>Parcel No.</u>	<u>216-50-109 0</u>
Total Tax	\$1,054.64
First Half	\$527.32 (Paid)
Second Half	\$527.32 (Paid)

5. SUBMIT fully executed copy of the Operating Agreement (and all amendments) of the limited liability company named below for examination. The right is reserved to make additional requirements upon said examination.

Lone-MT. Venture, L.L.C., an Arizona limited liability company

6. NOTE: We find no open deeds of trust of record. Please verify by inquiry of the principals and/or their agents that the subject property is free and clear of any voluntary encumbrances and advise the Title Department accordingly prior to close of escrow.

7. RECORD Deed from Lone-MT. Venture, L.L.C., an Arizona limited liability company to Buyer(s).

NOTE: ARS 11:1133 may require the completion and filing of an Affidavit of Value.

IF EXTENDED OWNER'S COVERAGE IS REQUESTED, THE FOLLOWING REQUIREMENTS WILL BE MADE:

8. FURNISH the Company with Owner's Affidavit executed by Lone-MT. Venture, L.L.C., an Arizona limited liability company.



First American Title[™]

Commitment for Title Insurance

BY

First American Title Insurance Company

Schedule BI (Continued)


Order No.: 6179972A-128-V60

9. USUAL preliminary inspection report by an employee of the Company. The right is reserved to make additional requirements or exceptions upon examination.
10. FURNISH plat of survey of the subject property by a Registered Land Surveyor in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", which became effective February 23, 2016. Said plat shall include the required certification and, at a minimum, also have shown Items 1, 8, 11, 16, 17 and 19, from Table A thereof.

NOTE: If Zoning assurances are requested, Items 7(a), 7(b), 7(c) and 9 from Table A, and information regarding the usage of the property must be included.

Lender's Note: The purported address as disclosed by the Maricopa County Assessors office is as follows: **Scottsdale & Lone Mountain Roads - NWC, Scottsdale, AZ 85266.**

End of Schedule BI

 First American Title™	Commitment for Title Insurance
	BY First American Title Insurance Company
Schedule BII	

Order No.: 6179972A-128-V60

EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

Section One:

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

Section Two:

1. TAXES AND ASSESSMENTS collectible by the County Treasurer, a lien not yet due and payable for the following year:

2018
2. THE RIGHT OF ENTRY to prospect for, mine and remove the minerals in said land, as reserved by United States of America, as disclosed by Patent to said land from State of Arizona.
3. EASEMENT and rights incident thereto, as set forth in instrument:

<u>Recorded in Docket</u>	<u>2351</u>
<u>Page</u>	<u>162</u>
Purpose	road ways, public utilities, electric transmission lines



First American Title[™]

Commitment for Title Insurance

BY

First American Title Insurance Company

Schedule BII (Continued)

Order No.: **6179972A-128-V60**

4. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Docket 3136
Page 310
Purpose road ways, public utilities, electric transmission lines

5. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Docket 15622
Page 483
Purpose road or highway

6. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Document No. 83-277412
Purpose communication facilities

7. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Document No. 96-795793
Purpose road way

IF EXTENDED COVERAGE IS REQUESTED, SECTION ONE ABOVE WILL BE DELETED, AND WILL BE REPLACED WITH THE FOLLOWING EXCEPTIONS:

- 8. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof.
- 9. WATER RIGHTS, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records.
This exception is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B.
- 10. RIGHTS OF PARTIES in possession.
NOTE: This exception will be amended or deleted upon the submission of the corresponding documents required in Schedule B, Part I.
- 11. ADVERSE MATTERS that may be revealed by an inspection of the land.
NOTE: This exception will be amended or deleted upon the submission of the corresponding documents required in Schedule B, Part I.
- 12. LOCATION OF IMPROVEMENTS, easements, discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.
NOTE: This exception will be amended or deleted upon the submission of the corresponding documents required in Schedule B, Part I.



Privacy Information

We Are Committed to Safeguarding Customer Information

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

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

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

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

Use of Information

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

Former Customers

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

Confidentiality and Security

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

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

NOTICE OF TITLE POLICY DISCOUNTS
Residential Resale and Refinance Transactions – Arizona

Escrow No.: 6179972A

Please note certain discounts sometimes apply to reduce title insurance premiums. You should review the possible discounts listed below and tell your escrow officer if you think any apply. For some of the discounts, you may be asked to provide additional information to allow us to verify that the discount is applicable. The discount will be subject to specific formulas filed by the Underwriter with the Arizona Department of Insurance and the location of the property.

SHORT/LONG TERM RESALE RATE:

There are certain discounts available if your purchase was within last 5 years and insured by us or another title company. The discount will vary depending on when you purchased your property and who insured it.

REFINANCE RATE:

There are certain discounts available if your current transaction is a refinance of a prior loan that was insured by us, or another title insurance company. This rate is subject to determination of loan balances in some instances, depending on the formula filed by the Underwriter being used to insure the current transaction.

Please acknowledge your understanding of the foregoing disclosure, even if no discount applies, by signing below.

Date: _____

Date: _____

Signature of Seller/Borrower

Signature of Seller/Borrower

Print Name

Print Name

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE

This is to give notice that Title Security Agency of Arizona (including Magnus Title Agency, a division thereof) ("Title Security") is an Arizona corporation which is affiliated with and has business relationships with Long Title Agency, LLC ("Long Title"), Catalina Title Agency, LLC ("Catalina Title"), Infinity Title Agency, LLC (Infinity Title/ITA), Millennium Title Agency, LLC (Millennium Title/MTA), Investors Title Agency, LLC (Investors Title), Professional Title Agency, LLC (Professional Title/PTA), Asset Title Agency, LLC (Asset Title) and CRE Title Agency, LLC (CRE Title) to provide title services. Title Security also has business relationships with First American Title Insurance Company, Old Republic National Title Insurance Company and Title Resources Guaranty Company, which underwrite the policies issued by Title Security. Because of these relationships, this referral may provide Title Security with a financial or other benefit.

You are not required to use Title Security, Long Title, Catalina Title, Infinity Title, Millennium Title, Investors Title, Professional Title, Asset Title, CRE Title, First American Title Insurance Company, Old Republic National Title Insurance Company or Title Resources Guaranty Company, as part of the real estate transaction for this subject property.

THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

The rates for escrow agencies that are also title insurers or title insurance agents are filed with the Arizona Department of Financial Institutions and the escrow agency may not deviate from those filed rates. Title insurance rates are filed with the Arizona Department of Insurance by each title insurer, and the rates are the same for all title insurance issuing agents for each particular insurer. The premium you are charged for your title insurance policy is based upon the purchase price for the property you are purchasing/selling. If you are refinancing, the premium you are charge for your title insurance policy is based upon the loan amount. You may request to review the title insurance rate card which establishes the premium amount from the escrow agent handling your transaction.

DISCLOSURE NOTICES

Good Funds Law

Arizona Revised Statutes Section 6-843 regulates the disbursement of escrow funds by an escrow agent. The law requires that funds be deposited in the escrow agent's escrow account and available for withdrawal prior to disbursement. Funds deposited with the Company by wire transfer may be disbursed upon receipt. Funds deposited with the Company in the form of cashier's checks, certified checks or teller's checks, or checks which are made by an affiliate of a state or federally regulated depository institution when the check is drawn on that institution, may be disbursed the same day as deposited. If funds are deposited with the Company by other methods, recording and/or disbursement may be delayed.

PURCHASER DWELLING ACTIONS NOTICE

Pursuant to Arizona Revised Statutes Section 12-1363.N, notice is hereby provided to the purchaser of a dwelling of the provisions of Arizona Revised Statutes Sections 12-1361, 1362 and 1363. These statutory sections set forth the requirements to be met by a purchaser prior to bringing an action against the seller of a dwelling arising out of or related to the design, construction, condition or sale of the dwelling. "Dwelling" means a single or multifamily unit designed for residential use and common areas and improvements owned or maintained by an association or its members. "Seller" means any person, firm, partnership, corporation, association or other organization engaged in the business of designing, constructing or selling dwellings. The complete statutory sections can be viewed on the Arizona State Legislature's web site: www.azleg.state.az.us/ars/ars.htm.

NOTICE:

Pursuant to Arizona Revised Statutes 11-480, effective January 1, 1991, the County Recorder may not accept documents for recording that do not comply with the following:

- a Print must be ten-point type (pica) or larger.
- b Margins of at least one-half inch along the left and right sides one-half inch across the bottom and at least two inches on top for recording and return address information.
- c Each instrument shall be no larger than 8 ½ inches in width and 14 inches in length.

**NOTICE
OF
IMPORTANT CHANGE TO ARIZONA NOTARY LAWS**

If your client is a foreign citizen, you will want to be aware of this change.

Arizona law currently provides that "satisfactory evidence of identity" for purposes of a notary's acknowledging signatures or performing jurats includes a "current form of identification issued by a federal, state or tribal government..." (A.R.S. 41-311.11.) Effective August 25, 2004, however, this provision has been amended to provide that the current form of identification must be issued by "the United States government or a state or tribal government...." This change means that a current form of identification issued by a foreign government, such as a foreign driver's license, will **NOT** meet the statutory identification requirements.

To avoid delays in closing transactions involving foreign citizens who may not have appropriate identification, you should determine as soon as possible what form(s) of identification your clients have. If they do not have appropriate identification, then you may wish to suggest, depending on their circumstances, that they apply for and obtain an appropriate form of U.S. or state identification.

May 10, 2018

HAND DELIVERY

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

Re: Letter of Authorization – Entitlement Submittals.
Future Property Owner: 1784 Capital Holdings LLC
Property: Parcel Numbers: 216-50-004 and 216-50-109.
Located at: Northwest Corner of Scottsdale and Lone Mountain Roads.

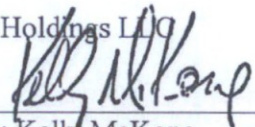
To Whom It May Concern:

The above property is currently in escrow to be purchased by 1784 Capital Holdings LLC. This letter shall serve as authorization by 1784 Capital Holdings LLC that their representative, Beus Gilbert PLLC, is authorized to file the necessary entitlement submittals with the City of Scottsdale and represent 1784 Capital Holdings LLC during the processing/hearings in order to entitle the land for a self-storage facility. This letter of authorization shall remain valid unless written authorization is received stating otherwise.

Sincerely,

1784 Capital Holdings LLC

By:


Name: Kelly McKone
Title: Executive Vice President

2-GP-2018
5/18/2018

Affidavit of Authorization to Act for Property Owner



1. This affidavit concerns the following parcel of land:

- a. Street Address: n/a
- b. County Tax Assessor's Parcel Number: 216-50-109 & 216-50-004
- c. General Location: Northwest corner of Scottsdale Road & Lone Mountain Road
- d. Parcel Size: Approximately 5.0 acres (2 parcels)
- e. Legal Description: (see attached)

(If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

- 2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.
- 3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.
- 4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.
- 5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.
- 6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.
- 7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)	Date	Signature
<u>Gary Davidson</u>	<u>May 17, 2018</u>	<u>[Signature]</u>
<u>Paul E. Gilbert</u>	<u>May 17, 2018</u>	<u>[Signature]</u>
<u>Dennis M. Newcombe</u>	<u>May 17, 2018</u>	<u>[Signature]</u>
<u>Kelly McKone</u>	<u>May 17, 2018</u>	<u>[Signature]</u>

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

Legal Description

PARCEL NO. 1:

The Southeast quarter of the Southeast quarter of the Southeast quarter of the Southeast quarter of Section 15, Township 5 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT all oil, gas and other minerals as reserved in Patent from United States of America.

PARCEL NO. 2:

The Southwest quarter of the Southeast quarter of the Southeast quarter of the Southeast quarter of Section 15, Township 5 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT all oil, gas and other minerals as reserved in Patent from the United States of America.