

Douglas A. Ducey  
Governor



Lisa A. Atkins  
Commissioner

## Arizona State Land Department

1616 West Adams, Phoenix, AZ 85007  
(602) 542-4631

March 31, 2022

Susan E. Demmitt  
Gammage & Burnham, PLC  
40 N. Central Ave., 20<sup>th</sup> Floor  
Phoenix, Arizona 85004

RE: State Trust land located in T4N, R4E, Section(s) 25 and 36 in the City of Scottsdale  
ASLD Application to Purchase KE# 53-122597  
Crossroads East Planned Community ("PC"), Planning Unit IX – Meeting to Obtain Site  
Planning and Infrastructure Engineering Guidance and Apply for a Conditional Use Permit  
and Potential Amended Development Standards

Dear Ms. Demmitt:

The Arizona State Land Department ("ASLD") has received your request for permission to act as authorized agent for ASLD to apply to the City of Scottsdale (the "Jurisdiction") for a meeting to obtain site planning and infrastructure engineering guidance and to submit applications to assign the zoning district allocation pursuant to the terms of the Crossroads East PC District, for a Conditional Use Permit and potential amended development standards (the "Entitlements") on State Trust land described above and as detailed in the Pre-Application Project Narrative dated November 18, 2021.

**Gammage and Burnham, PLC, its employees, representatives, agents, and/or consultants (hereinafter "Applicant") therefore, has permission to file for the Entitlements as required by the Jurisdiction.**

Please be advised the following conditions and understandings accompany this approval:

1. Applicant shall pay all costs associated with the Entitlements and shall not be reimbursed by ASLD or by any subsequent purchaser at auction.
2. Applicant, their employees, representatives, agents, and/or consultants shall be permitted to act as ASLD's agents to procure the Entitlements and any related permits or approvals which may be required (the "Entitlement Process"), subject to final review and approval by ASLD.
3. Applicant shall diligently pursue the satisfaction of all Entitlements. Further, it shall respond to all inquiries by ASLD as to the status of the Entitlement Process and provide regular updates without formal request.
4. Prior to beginning the Entitlement Process, the Applicant shall provide ASLD with an outline of the proposal and a timeline for the process which identifies key dates with the Jurisdiction

March 31, 2022

Page 2

or other jurisdictional agency staff and project hearing dates with any agency or jurisdiction. All documentation, including, but not limited to: land use plans, engineering drawings, application materials and development agreements, shall be submitted to ASLD for approval prior to the date the documentation is filed with the approving jurisdiction. A copy of the application shall be submitted to ASLD on the same day it is filed with the Jurisdiction or other jurisdictional agency.

5. ASLD staff shall be invited, but not required to attend, all meetings with the various agencies, elected officials, and the Jurisdiction as the Entitlements are processed through relevant hearings. A minimum of five (5) business days' notice shall be provided to Department staff in advance of any meeting.
6. Applicant shall submit to ASLD all staff reports and draft stipulations that will be considered by the Jurisdiction on the day they are received by the Applicant, and at least ten (10) business days before each public meeting or hearing, if possible.
7. As additional consideration for the grant of this permission, all Entitlements and/or rights and permits obtained pursuant to the described applications are the property of ASLD and will only be transferred to the successful bidder, if any, at the time the land is auctioned for sale or lease at some point in the future.
8. The Jurisdiction is authorized to enter and inspect the subject property.
9. This authorization may be revoked at any time without notice and in no way creates an obligation on the part of ASLD of any kind.

All information will be provided to Van Robinson, ASLD Sales and Commercial Leasing Section with a copy to me.

ASLD appreciates your consideration in this matter and looks forward to working with you through this process. Please contact Van Robinson at 602-542-3127 or [vrobins@azland.gov](mailto:vrobins@azland.gov) or me at 602-542-6331 or [medelman@azland.gov](mailto:medelman@azland.gov) if you have any questions.

Sincerely,



Mark Edelman, AICP  
Executive Consultant, Urban Development

cc: Van Robinson, ASLD Sales and Commercial Leasing Section