



**Mercado Village
Minor GPA & Rezoning
Citizen Review Plan &
Report January 17, 2024**

The following is an initial citizen review plan and report (“Report”) for the proposed general plan amendment (non-major) and rezoning request by Caliber (“Owner”) for the Mercado Village project located southeast of the southeast corner of Shea Boulevard and 92nd Street (“Property”) to create a development plan for a mixed-use redevelopment project. The development plan includes portions of Owner’s property with an existing development plan from a 2013 rezoning case (Case 6-ZN-2013).

As part of the Citizen outreach we will comply with the City’s requirements as follows:

The City requires the Plan to include, prior to submittal:

1. Where and when the open house will be held
2. How and when the public will be notified

We notified all property owners and stakeholders within 1,250 feet of the property of our open house we held on January 8, 2024 from 6pm to approximately 8pm at Caliber’s corporate offices approximately 1 mile from the Property. During the meeting, the Owners and Mr. Kurt Jones, the Owners representative, were present and delivered a presentation for the attendees to discuss the revised mixed-use proposal. We also posted the site with a large white notification sign facing 92nd Street with information on the request, the date, time and location of the open house and our contact information. Refer to **Tab 1** for a photo and affidavit of the site posting and updated site posting. Refer to **Tab 2** for a copy of the letter that was mailed on 12/28/2023 to all property owners within 1,250 feet of the Property and those listed on the City’s notification list. Refer to **Tab 3** for the list of property owners within 1,250 feet of the Property.

At the open house, there were approximately fifty (50) attendees including Caliber representatives, City Council members, and members of the community. There were also at least two (2) members from the local press at the open house.

With regards to the open house discussion, approximately half of the attendees spoke in opposition to the proposal with the following main points:

- Property should be left commercial/keep medical office. Owner clarified the larger front portion is already zoned for the mixed-use residential and the need to add the two acres of vacant land in the rear (east).
- Property rights of neighbors (neighbors are limited on what they can do on their property; why should Caliber be any different?).



- Attendees don't want apartments and lack of notification of open house meeting. Owner rep walked through city notification requirements.
- Traffic light will cause a backup and create a bigger mess. Attendees don't think nurses or first responders will actually rent it.
- Discussion on City traffic report every two years – the data Caliber is using is two years old and no longer accurate. People moved here for a suburban lifestyle and traffic is getting unbearable.
- Traffic is bad now and adding 250 apartments, it will get even worse. A stoplight and a right turn lane won't solve the problem. Area can't hold the volume.
- McCormick Ranch HOA Board approved it, but they didn't get approval from McCormick Ranch residents.
- Attendee said there are new apartments in the area; Gold Dust; plans for more along Shea; assisted living. There are plenty of other places to live, they don't need to be here. Parking at Sprouts is already challenged.
- Attendee was concerned with crime and these types of projects create more crime.
- Discussion led to a homeless problem with the potential of apartments at this site and effect on tourism

With regards to the attendees in favor of the project, approximately 7-8 attendees spoke about the following:

- Attendee stated it's much improved from the previous version – "love what you've done".
- Attendee believes plan is a holistic plan that can create walkability experience to the greenbelt, employment, living, retail.
- Attendee spoke about support for apartments. Employers need people to live nearby.
- Attendee spoke about need for apartments in Scottsdale to meet the need. Believed the open house and public process is working. The development has improved – reduced height – and traffic is being mitigated. Zombie buildings are not good for city. We need to get buildings filled again. There's no other land around the current site to build on.
- Attendee appreciated the walkability the lifestyle provides when/if they downsize from their current single family home. Would be a significant improvement from what is there now. There are a lot of empty office buildings post-COVID. We don't need more office buildings.
- Attendee was supportive of the project; medical office will still bring traffic. People want to move back to the area they're from and this is a desirable area, and this project will help bring people back to the area
- Attendee who works in commercial real estate affirmed that the office market has bottomed out and the landscape has changed. Believes the use proposed by Caliber is appropriate and current building is not adaptable to today's office market.
- Attendee who is a McCormick Ranch resident for 36 years. Has lived in a variety of housing stock in the community. Not opposed to this. A variety of types or residences and ages creates a community. Generalized an apartment as unsafe is inaccurate and believes this project is much improved.



While a majority of the open house attendees were not in favor of the revised mixed-use proposal, there were attendees in favor of the revised proposal. The following questions and answers were also discussed during the open house:

Questions:

- Questioned traffic modeling.
 - Talked about the light instead of modeling initially; engineer believes light will drastically improve traffic flows. Walked through increase of medical office trips compared to residential.
- What is vacant land zoned for along Mountain View Road?
 - All HonorHealth property.
 - Approval of this plan limits additional housing to the west because no vehicular access provided.
- How long has site been zoned PUD?
 - Larger portion of property along 92nd Street zoned PUD since 2013. Owner walked through addition of two acres creates a cohesive plan and avoids the orphan lot.
- What will rent rates be? Asked about traffic numbers.
 - Market rate. Owner committed to adding more info on NextDoor for neighbors. Noted traffic numbers were from traffic engineer.
- What's the difference in setbacks? Addition of green space?
 - Owner walked through revised site plan.
- "You've done a tremendous job on elevations." However, you'll have 300 new cars with the apartments – can't people enter and exit through the finger to the north? Can we expand another lane?
 - Owner explained the 'finger to the north' being behind Sprouts/Chompies center
- How has proposal addressed water situation.
 - Owner responded that multifamily is most efficient housing stock as it pertains to water.
- Asked clarification of where traffic light will be; asked about truck traffic route
 - Owner explained proposed truck traffic route
- Question about affordability and being priced out of the market
- Question about Caliber's experience developing residential property.
 - Owner walked through portfolio in Texas, Colorado, and Arizona.
- Will you sell these once you develop them?
 - Owner responded that this one will be owned.
- Asked if condos are still part of the project.
 - Owner responded that in order to meet three stories we had to reduce and eliminate the four story building in the back that would have been condos.

Other Outreach



The Property is located within the McCormick Ranch master planned community. As such, we will work with the McCormick Ranch Property Owners Association (“MRPOA”) for their review and approval of this request. We met with the MRPOA on January 15, 2024, and presented the initial submittal package for the January 2024 submittal. We had a good dialogue with the MRPOA requesting additional information and we will be returning to continue to work with their board. We also have a meeting scheduled for late January with the Scottsdale Ranch master planned communities board. We will continue our outreach post submittal. There have been no phone calls to our office since we sent out the notices. If contacted, we will attempt to explain the request over the phone. If follow-up meetings are required, we will meet with those parties interested.

We will provide an update to this Report if major input is received or there is significant outreach that staff should be aware of.

TAB 1



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: 444-PA-2023

Project Name: _____

Location: 8901 E Mountain View Rd #150

Site Posting Date: 12/27/23

Applicant Name: Tiffany & Bosco

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.

[Signature]
Applicant Signature

12/27/23
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 on 12/27/23



[Signature]
Notary Public
My commission expires: 5/31/27

City of Scottsdale -- Current Planning Division

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

Early Notification of Project Under Consideration

Neighborhood Open House Meetings:

Date: Monday, January 8, 2024

Time: 6:00 P.M.

Location: 8801 E Mountain View Rd #150

Location of Meeting: Meeting will be held in office building behind Manuel's restaurant and Wells Fargo Bank. Enter office building through Caliber offices doorway. Look for signage for the entry way.

Site Address: 10301 N 92nd St. and 10299 N. 92nd St.

Project Overview:

- Request: Non-major General Plan Amendment & rezoning proposal
- Description of Project and Proposed Use: Amend 'commercial' land use to 'mixed-use' land use designation from the 2015 General Plan and rezone a vacant 2-acre office zoned parcel to PUD (Planned Unit Development) and amend the existing PUD on the adjacent property
- Site Acreage: +/- 6.5 acres
- Site Zoning: Current Zoning is PCD PUD (Planned Community District with comparable Planned Unit Development zoning) and PCD C-O (Planned Community District with comparable Commercial Office Zoning)

Applicant/Contact:

Kyle Barichello
815-674-1412
kyle.barichello@caliberco.com

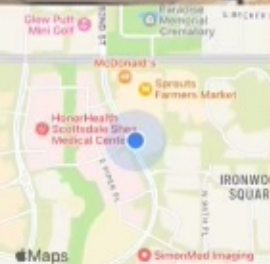
City Contact:

Jeff Barnes
480-312-2376
jbarnes@scottsdaleaz.gov

Pre-Application #: 444-PA-2023

Posting Date: 12/27/23

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



December 27, 2023 at 11:38 AM

10301 N 92nd St

Maricopa County

1-ZN-2024

1/29/24

TAB 2



RE: Mercado Village – Proposed Non-Major General Plan Amendment & Rezoning Informational Open House

Dear Neighbor/Stakeholder:

Caliber Companies, a Scottsdale based financial and development company, is seeking input on a revised land use proposal for the property located south and east of the southeast corner of Shea Boulevard and 92nd Street (Property), known as Mercado Courtyards and 92nd Street Rezoning. Please see the attached aerial for the location of the property. We received approval by the City of Scottsdale Planning Commission to resubmit a modified development plan in June of this year and are holding a neighborhood meeting to discuss the updated proposal.

Substantial changes to the previous plans have been made. The new proposal is for a mixed-use building including multi-family residential and coworking space. The development will expand the existing Planned Unit Development (PUD) district to include a vacant parcel to the east and will total approximately 6.64 acres. The project proposes a three-story building wrapped around a parking garage along 92nd Street extending east away from 92nd onto adjacent vacant parcel. The proposal will preserve existing open space and the vehicular and pedestrian connections to the adjacent commercial parcels.

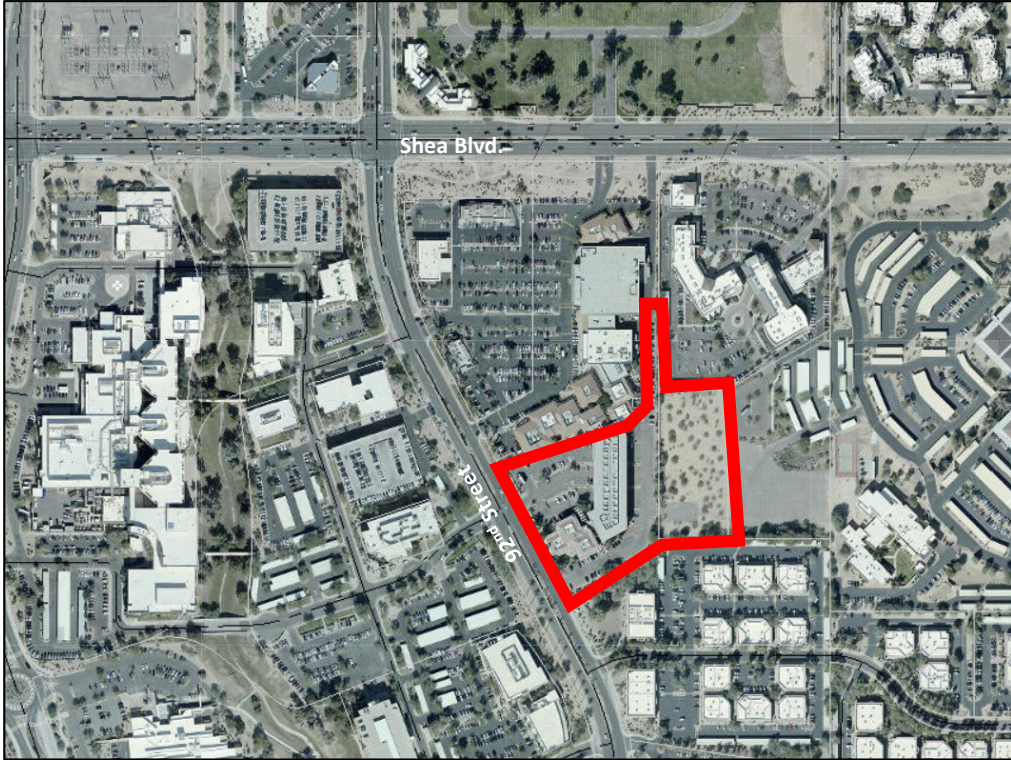
You are invited to attend the in-person open house that will be held on Monday evening January 8, 2024, at 6:00 p.m. The meeting will be held in Caliber's Scottsdale office, which is located just down the street from the site at 8901 E. Mountain View Rd., Suite 150. The office building is located south of the Manuel's restaurant and Wells Fargo bank at the southwest corner of Mountain View Road and 90th Street.

If you have any questions or cannot attend the meeting, please feel free to call or email me at 815-674-1412 or kyle.barichello@caliberco.com. The City's Project Coordinator is Jeff Barnes, who can be reached at jbarnes@scottsdaleaz.gov or 480-312-2376.

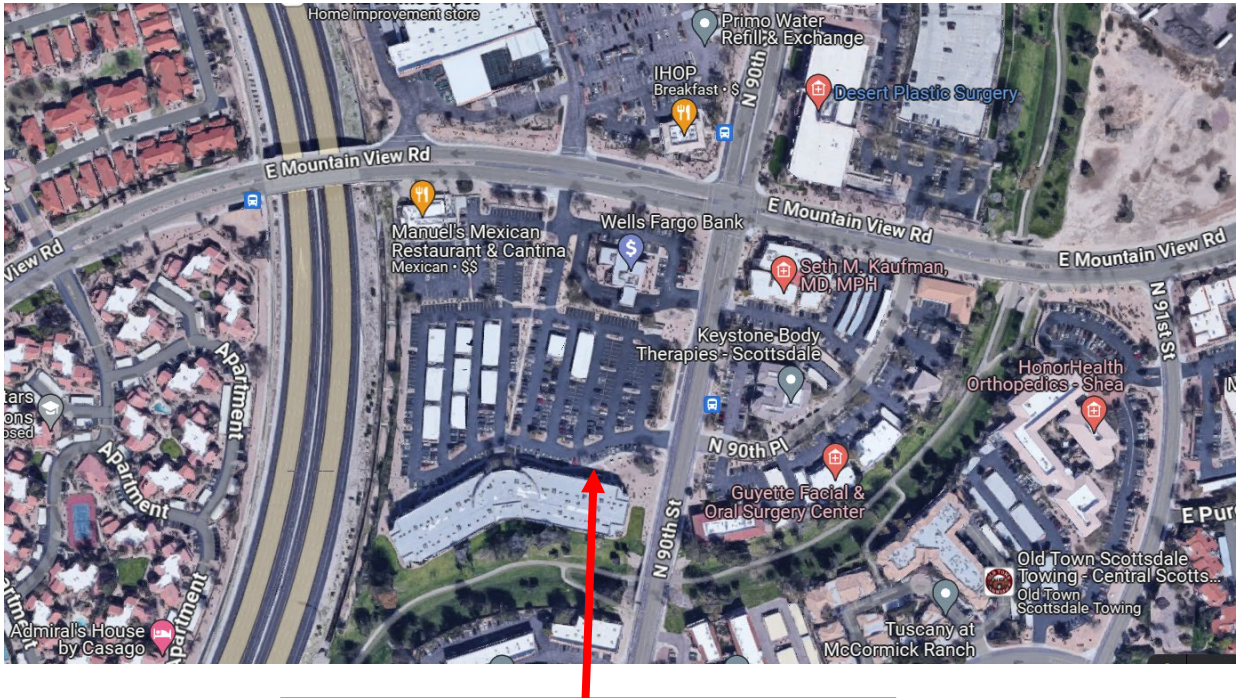
Sincerely,

Kyle Barichello,
Entitlements Manager

Existing Aerial of Proposed
Area of minor GPA and
Rezoning



Location of Open House



Entrance to Caliber Conference Room
Look for signs

TAB 3

Mercado Village 1,250' Notification List

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
SHEPHERD OF THE DESERT EVAN LUTH CHURCH	9590 E SHEA BLVD	SCOTTSDALE	AZ	85260
NEGLIA 9160 PROPERTY LLC	PO BOX 10	SCOTTSDALE	AZ	85252
ARIZONA BANK	101 N TRYON ST	CHARLOTTE	NC	28255
ELAINE M COTTRELL REVOCABLE TRUST	965 SOUTHRIDGE TER	NORTHFIELD	IL	60093
CASTILLO MICHELLE	9450 E BECKER LN UNIT 1099	SCOTTSDALE	AZ	85260
BALLIN FAMILY LIVING TRUST	14227 N 45TH ST	PHOENIX	AZ	85032
MITCHELL LIVING TRUST	14126 E MONTGOMERY CT	SCOTTSDALE	AZ	85262
FUDALLA ANDREW MICHAEL	9450 E BECKER LN APT 2100A	SCOTTSDALE	AZ	85260
SAUNDERS SUSAN/SHEIMO KATHRYN K	9451 E BECKER LN UNIT 1001B	SCOTTSDALE	AZ	85260
AITKEN DANA/CATHY	9451 E BECKER LN UNIT 1002B	SCOTTSDALE	AZ	85260
ZARIC MARK	9451 E BECKER LN APT 1003	SCOTTSDALE	AZ	85260
WEBER JENNIFER A	9451 E BECKER LN UNIT 1004	SCOTTSDALE	AZ	85260
BIRKEY MELVIN DUANE/NANCY JANE	9451 E BECKER LN UNIT 1005	SCOTTSDALE	AZ	85260
REAL ESTATE INVESTMENTS OF COLORADO LLC	8471 SAND DOLLAR DR	WINDSOR	CO	80528
GEORGULOS CHRISTOPHER/REGINA KAY	101 OAK ST	BLOOMINGDALE	IL	60108
SCHIMKAT JERRELL J	9451 E BECKER LN 1008	SCOTTSDALE	AZ	85260
ORTIZ JUAN DAVID SEVILLANO/LAZARO BEATRIZ DE DIEGO	9451 E BECKER LN APT 1009	SCOTTSDALE	AZ	85260
JOYCE E BURLESON TRUST	9451 E BECKER LN APT 1014	SCOTTSDALE	AZ	85260
LAC DUBAY INVESTMENTS LLC	1414 CHIPPEWA TRL	MOSINEE	WI	54455
EVANGELOS E LIZARDOS LIVING TRUST	9451 E BECKER LN UNIT 1016	SCOTTSDALE	AZ	85260
KILPATRICK GAY	9451 E BECKER LN UNIT B1017	SCOTTSDALE	AZ	85260
FARID TAHERI TRUST	13121 N 98TH PL	SCOTTSDALE	AZ	85260
SCHWARTZ RISSA J/SAPERSTIEN DARREL R	10784 NANTUCKET LN	HUNTLEY	IL	60142
VANGUESTAINE RENE	17206 N 79TH ST	SCOTTSDALE	AZ	85255
ANDERS HENRY HOLDINGS LLC/CHAMBERLAIN MYRON	9723 E CHOLLA ST	SCOTTSDALE	AZ	85260
BEDDY BRADLEY S	7311 E SAND HILLS RD	SCOTTSDALE	AZ	85255
PRO LEISURE TOUR LLC	9451 E BECKER LN 1023	SCOTTSDALE	AZ	85260
COE BRADLEE R/AMANDA M	1839 16TH AVE SE	RIO RANCHO	NM	87124
YR PROPERTIES LLC	24532 S LAKEWAY CIR SOUTHWEST	SUN LAKES	AZ	85268
BARTHOLOMEW KATHLEEN V/BRIAN H	1118 N CORNELL AVE	FULLERTON	CA	92831
PAUL AND MARGITA DZATKO LOVING TRUST	12042 E MISSION LANE CIR	SCOTTSDALE	AZ	85259
GOOD MOOD STUDIO INC	18206 IMPERIAL HWY	YORBA LINDA	CA	92886
PATTERSON JOHN II/KARIN	7090 E MESCAL ST UNIT 143	SCOTTSDALE	AZ	85254
JOVANOVIC OLIVERA	4303 E CACTUS RD 243	PHOENIX	AZ	85032
LINDSEY JAMES/MONICA	6320 E DESERT COVE AVE	SCOTTSDALE	AZ	85254
RUBENS STEVEN	3778 FILLMORE ST	SAN FRANCISCO	CA	94123
DF ROGERS LIVING TRUST	9451 E BECKER LN B1033	SCOTTSDALE	AZ	85260
FJHW INVESTMENTS LLP	35 VALENCIA ST	OTTAWA	ON	K2G6T1
PANEK LEE J III	9451 E BECKER LN UNIT 1035	SCOTTSDALE	AZ	85260
MUDRA ROBERTA ANN	9451 E BECKER LN UNIT B1036	SCOTTSDALE	AZ	85260
PILATO THEODORE/BETH	9451 E BECKER LN UNIT 1037B	SCOTTSDALE	AZ	85260
HEGARDT BRANDON MICHAEL	9451 E BECKER LN APT 1038	SCOTTSDALE	AZ	85260
ONG MARY ANNE	9451 E BECKER LN APT 1039	SCOTTSDALE	AZ	85260
SANCHEZ EZIO A	26874 COMMONS DR	MORENO VALLEY	CA	92555
PARKER JACOB R/BEATY BROOKE M	9451 E BECKER LN APT 1041	SCOTTSDALE	AZ	85260
ANNETTE HUDNALL LIVING TRUST	9451 E BECKER LN UNIT 1042	SCOTTSDALE	AZ	85260
AHMAD SARFRAZ/KAREN A	4107 E MOLLY LN	CAVE CREEK	AZ	85331
DASILVA ASHLEY/CHRISTOPHER	1140 LA MESA ST	ESCALON	CA	95320
BRANIGAN NANCY O/MICHAEL K	8622 W WARREN DR	LAKESWOOD	CO	80227
GEIDEL MAXWELL	9451 E BECKER LN UNIT B1046	SCOTTSDALE	AZ	85260
PIERINI FAMILY TRUST	51627 N 328TH AVE	WICKENBURG	AZ	85390
LEISHER GREGORY W/KENDRA J	4814 SAWGRASS BREEZE DR	PALM BCH GDNS	FL	33418
WILFRED SUTTON IRREVOCABLE SUTTON FAMILY TRUST	2821 PARRISH ST UNIT B	PHILADELPHIA	PA	19130
121 PROPERTIES LLC	13835 N TATUM BLVD STE 9 PMB 449	PHOENIX	AZ	85032
STRAIT CHRISTOPHER/LAUREN	5013 E WINDSTONE TRL	CAVE CREEK	AZ	85331
CLARKE JOHN M/CAMILLA B	10024 E CALLE DE LAS	SCOTTSDALE	AZ	85255
FRENCH WALTER E/MARILYN L/SCOTT P/KIRK E	20364 49A AVENUE	LANGLEY	BC	V3A5T6
LENN STEPHEN A	16600 N THOMPSON PEAK PKWY UNIT 2013	SCOTTSDALE	AZ	85260
DAUSCH STEPHEN F	9451 E BECKER LN 1055B	SCOTTSDALE	AZ	85260
PRADA JAIME	9451 E BECKER LN UN	SCOTTSDALE	AZ	85260
NAINI PARNAZ NAJIMI	13443 E SORREL LN	SCOTTSDALE	AZ	85259
AGEE ALICIA	9451 E BECKER LN UNIT B1058	SCOTTSDALE	AZ	85260
BRODEUR SOPHIE M	16550 N 108TH ST	SCOTTSDALE	AZ	85255
ALLEN FAMILY TRUST	1007 W ORANGEWOOD AVE	PHOENIX	AZ	85021
TAM ROBERT D	11863 N 110TH WAY	SCOTTSDALE	AZ	85259
KROLL CYNTHIA K/THOMAS R	9451 E BECKER LN APT 2004	SCOTTSDALE	AZ	85260
DAVID AND SARAH BASHAW REV TRUST/SMITH CLINTO	17043 E CASCADE DR	FOUNTAIN HILLS	AZ	85268
LEE SHIRLEY J	4169 ELIZABETH DR	STEVENSVILLE	MI	49127
MELTON GRADY JAMES	9451 E BECKER LN UNIT 2007	SCOTTSDALE	AZ	85260
JIRKA FAMILY REVOCABLE LIVING TRUST	9451 E BECKER LN 2008B	SCOTTSDALE	AZ	85260
BURKE SHANNON	9451 E BECKER LN 2009	SCOTTSDALE	AZ	85260
MITCHELL JENNIFER MARIE	9451 E BECKER LN UNIT 2014	SCOTTSDALE	AZ	85260

MARELLA SAMEER K	7152 ATLAS PEAK DR	DUBLIN	CA	94568
FASSETT SHELLEY ANNE	9451 E BECKER LN UNIT 2016	SCOTTSDALE	AZ	85260
MATTHEW LERNOR/PATRICIA LERNOR REVOCABLE TRUST	8431 N 84TH ST	SCOTTSDALE	AZ	85258
DRUM PATRICK	700 N SHORE DR	BELLINGHAM	WA	98226
CHAVATE ASHWINI/KULKARNI ANAND	10636 BERNABE DR	SAN DIEGO	CA	92129
ROONEY MICHAEL/CHELCI	9451 E BECKER LN UNIT 2021B	SCOTTSDALE	AZ	85260
STEELE SANDRA M	9451 E BECKER LN UNIT B2022	SCOTTSDALE	AZ	85260
CRISTINA L JENSEN LIVING TRUST	13561 LINDEN AVE N B210	SEATTLE	WA	98133
DOUGLAS G WILDIN TRUST 1	1 N MAIN ST STE 517	HUTCHINSON	KS	67501
NAJIMINAINI MOHAMADREZA	16417 N PARADOX DR	FOUNTAIN HILLS	AZ	85268
PB HOLDCO INC	16 VOGUE CRES	BRAMPTON	ON	L6Z4M7
JACKSON CHAPMIN	9451 E BECKER LN APT 2027	SCOTTSDALE	AZ	85260
HAUGEN LESLIE C F	945 E BECKER LN UNIT 202B	SCOTTSDALE	AZ	85260
GLICA JONATHAN	9451 E BECKER LN UNIT 2029B	SCOTTSDALE	AZ	85260
AMEERALLY NAGLA	9109 SPECTRUM	IRVINE	CA	92618
MSL HOLDINGS LLC	32433 N 23RD AVE	PHOENIX	AZ	85085
ARIZONA VALLEYWIDE PROPERTIES LLC	9451 E BECKER LN UNIT 2032	SCOTTSDALE	AZ	85260
NELSON MICHAEL R	9451 E BECKER LN APT 2033	SCOTTSDALE	AZ	85260
RUIZ JULIE	9451 E BECKER LN 2034B	SCOTTSDALE	AZ	85260
BURGGRAF CHRIS	1200 GOUGH ST 19D	SAN FRANCISCO	CA	94109
NYCAZCO27-7 LLC	9451 E BECKER LN UNIT B2036	SCOTTSDALE	AZ	85260
COLLINS PROPERTIES LLLP	PO BOX 27393	SCOTTSDALE	AZ	27393
ZACHMAN MARGARET/DANIEL	26596 WOODLANDS PKWY	ZIMMERMAN	MN	55398
VASQUEZ PATRICIA	9451 E BECKER LN UNIT 2041B	SCOTTSDALE	AZ	85260
ITKOV PHILIP	9451 E BECKER LN 2042	SCOTTSDALE	AZ	85260
TAYLOR DEE ADELE	3028 WESTERN AVE	SEATTLE	WA	98121
9450 E BECKER LN 2048 LLC	9005 E LUPINE AVE	SCOTTSDALE	AZ	85260
LAVANNE PAUL	9451 E BECKER LN APT 2045	SCOTTSDALE	AZ	85260
MLACHAK ERIKA S/FARMER JOSHUA	349 MARIE AVE	LOS ANGELES	CA	90042
RAMA ADRIATIK/ARIOLA	13137 N 117TH ST	SCOTTSDALE	AZ	85259
BECKER LANE 9451 LLC	9451 E BECKER LN APT 2048	SCOTTSDALE	AZ	85260
PICKAR JAY/JOY	7709 POUFRE RIVER RD	GREELEY	CO	80634
STEAGALL ALEXANDER WILLIAM/MAGANA FRANCESCA	9451 E BECKER LN UNIT 2050	SCOTTSDALE	AZ	85260
SCHULLER PAUL	6064 SNAPDRAGON LN	SEATTLE	WA	98236
ZANDER TRADING LLC	PO BOX 6554	SCOTTSDALE	AZ	85261
VITTORIA PATRICIA L	7800 STATE HIGHWAY 150	MOSCA	CO	81146
EGGERS ELINA	9451 E BECKER LN APT 2054	SCOTTSDALE	AZ	85260
SHELTON RONALD L/KONNIE L	3010 AMHURST ST SE	OLYMPIA	WA	98501
SAMSKY WILLIAM	2030 W BASELINE RD STE 182	PHOENIX	AZ	85041
BARTSCH CHRISTOPHER A/MARY M/THELMA M	193 BAKER LN	ERIE	CO	80516
HARDY STEVE/CHRISTINE	8552 211 A STREET	LANGLEY	BC	V1M2L6
BILLING PENNIE	9451 E BECKER LN UNIT B 2059	SCOTTSDALE	AZ	85260
AGELAKOS HELEN	914 E OSBORN RD UNIT 402	PHOENIX	AZ	85014
AVENTURA CONDOMINIUMS ASSOCIATION INC	13951 N SCOTTSDALE RD STE 122	SCOTTSDALE	AZ	85254
DRUG (AZ) QRS 14-42 INC	9501 E SHEA BLVD	SCOTTSDALE	AZ	85260
KAPLAN SHEA PROPERTY COMPANY LLC	777 POST OAK BLVD STE 850	HOUSTON	TX	77056
SCOTTSDALE MEMORIAL HEALTH SYSTEMS INC	900 E SHEA BLVD	SCOTTSDALE	AZ	85258
SCOTTSDALE MEMORIAL HOSPITALS	7400 E OSBORN RD	SCOTTSDALE	AZ	85251
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251
CWRP DESERT MOUNTAIN MOB OWNER LLC	30021 TOMAS ST STE 130	RANCHO SANTA MARCA	CA	92688
EXETER 92 MOUNTAIN VIEW LLC	2424 RIDGE RD	ROCKWALL	TX	75087
MCCORMICK RANCH PROPERTY OWNERS ASSN INC	9248 N 94TH ST	SCOTTSDALE	AZ	85258
MCDONALDS CORPORATION 002-0162	PO BOX 51657	PHOENIX	AZ	85076
STEARNS BANK ARIZONA	PO BOX 1266	SCOTTSDALE	AZ	85282
SHEA AND 92ND OPCO LLC	10877 WILSHIRE BLVD STE 1105	LOS ANGELES	CA	90024
HCP MOB SCOTTSDALE LLC (LEASE)	PO BOX 92129	SOUTHLAKE	TX	76092
SCOTTSDALE HEALTHCARE REALTY CORP	2338 W ROYAL PALM RD	PHOENIX	AZ	85021
HCP MEDICAL OFFICE BUILDINGS LLC	3000 MERIDIAN BLVD STE 200	FRANKLIN	TN	37067
HCP MOB SCOTTSDALE LLC (LEASE)	1920 MAIN ST STE 1200	IRVINE	CA	92614
IRONWOOD 92 PARTNERS LLC	7120 E KIERLAND BLVD 807	SCOTTSDALE	AZ	85253
BUCHTEL REALTY INVESTORS LLC	6295 GREENWOOD PLAZA BLVD STE 120	GREENWOOD VILLAG CO	OR	80111
SCOTTSDALE MC LLC	1900 HINES ST SE STE 150	SALEM	OR	97302
PARADISE MEMORIAL GARDENS INC	7601 E INDIAN SCHOOL RD	SCOTTSDALE	AZ	85251
SCOTTSDALE SNFH RP SUB LLC	215 N WHITLEY DR 3	FRUITLAND	ID	83619
SCOTTSDALE SHEA PROPERTY LLC	3414 E BARBARITA AVE	MESA	AZ	85202
C & K INVESTMENT PROPERTIES LLC	9450 E IRONWOOD SQUARE DR	SCOTTSDALE	AZ	85258
JFBB ENTERPRISES INC	12004 N SUNDOWN DR	SCOTTSDALE	AZ	85258
WENTWELL LLC	PO BOX 223040	PRINCEVILLE	HI	96722
IRONWOOD SQUARE INVESTORS LLC	9431 E IRONWOOD SQUARE DR STE 101	SCOTTSDALE	AZ	85258
MALLI FAMILY REVOCABLE TRUST	5211 W GOSHEN AVE UNIT 340	VISALIA	CA	93291
SETH PROPERTIES LLC	11263 E APPALOOSA PL	SCOTTSDALE	AZ	85259
LALANI FAMILY TRUST	11168 E IRONWOOD DR	SCOTTSDALE	AZ	85259
IRONWOOD COURTYARD LLC	8787 E PINNACLE PEAK RD STE 200	SCOTTSDALE	AZ	85255

CUSHING MEDICAL EQUIPMENT AND SERVICES LLC	1511 E MYRTLE AVE	PHOENIX	AZ	85021
GROTTO REALTY LLC	8463 E SANDALWOOD DR	SCOTTSDALE	AZ	85258
MTG IRONWOOD LLC	9431 E IRONWOOD SQUARE DR	SCOTTSDALE	AZ	85258
WEISMAN PROPERTY MANAGEMENT LLC	9445 E IRONWOOD SQUARE DR STE 100	SCOTTSDALE	AZ	85258
3TFM AZ SCOTTSDALE LLC	1425 S HIGLEY RD UNIT 106	GILBERT	AZ	85296
DASILVA JUNE LOUISE/BOYNTON TIMOTHY E	9465 E IRONWOOD SQUARE DR UNIT 102	SCOTTSDALE	AZ	85260
CATALPA INDUSTRIAL PARK INC	6501 E EL MARO CIR	PARADISE VALLEY	AZ	85253
SEF PROPERTIES LLC	8606 E LARKSPUR DR	SCOTTSDALE	AZ	85260
SAPIENT GPS LLC	9489 E IRONWOOD SQUARE DR STE 100	SCOTTSDALE	AZ	85258
WALL THOMAS J TR	9475 E IRONWOOD SQUARE DR	SCOTTSDALE	AZ	85258
TARAZI RAED F/PATRICIA A	PO BOX 4023	SCOTTSDALE	AZ	85261
DABS OF ASIA LLC	10635 N 140TH WAY	SCOTTSDALE	AZ	85259
SWIERUPSKI HOLDINGS 1 LLC	9500 E IRONWOOD SQ UNITS	SCOTTSDALE	AZ	85258
ROTELLA LOUIS J JR/KATHLEEN A	10117 N 92ND ST 101	SCOTTSDALE	AZ	85258
ROTELLA LOUIS J JR/KATHLEEN A	6949 S 108TH ST	LAVISTA	NE	68128
MJG HOLDING COMPANY LLC	15333 N PIMA RD STE 305	SCOTTSDALE	AZ	85260
KUBER HOTELS LLC	1550 S 52ND ST	TEMPE	AZ	85281
JOSEPH S PONGRATZ L L C	730 N 52ND ST STE 102	PHOENIX	AZ	85088
IRONWOOD OFFICE INVESTORS LLC	PO BOX 4471	SCOTTSDALE	AZ	85261
DENTAL HOLDINGS 10181 N 92ND LLC	1809 S HOLBROOK LN STE 101	TEMPE	AZ	85281
SR BELL INVESTMENTS LLC	10181 N 92ND ST STE 103	SCOTTSDALE	AZ	85258
HANSEN THOMAS/DONNA/SCOTT/ZABEK HANSEN NICOLE	10197 N 92ND ST STE 102	SCOTTSDALE	AZ	85260
S AND D OFFICE PROPERTIES LLC	10229 N 92ND ST STE 101	SCOTTSDALE	AZ	85258
JW PROPERTIES LLC	10229 N 92ND ST UNIT 102	SCOTTSDALE	AZ	85258
WE THREE KINGS LLC	10229 N 92ND ST UNIT 103	SCOTTSDALE	AZ	85258
NEUROSPINE VENTURES LLC	10245 N 92ND ST	SCOTTSDALE	AZ	85258
10261 N 92ND STREET LLC	10261 N 92ND ST STE 101	SCOTTSDALE	AZ	85258
BRECKENRIDGE LLC	3219 E CAMELBACK RD PMB	PHOENIX	AZ	85018
SCOTTSDALE MEDICAL CENTER PLC	10117 N 92ND ST STE 101	SCOTTSDALE	AZ	85258
LEVON PROPERTIES LLC	9969 N 107TH ST	SCOTTSDALE	AZ	85258
DANO GROUP LLC	4702 E CARON ST	PHOENIX	AZ	85028
JANICEK MIKE F/PATRICIA B	10197 N 92 ST STE 101	SCOTTSDALE	AZ	85260
SK IRONWOOD L L C	13601 N 85TH ST	SCOTTSDALE	AZ	85260
NEW ENERGY PROPERTIES LLC	10505 N 69TH ST STE 1400	SCOTTSDALE	AZ	85253
PRODUCTWERX LLC	10149 N 92ND ST STE 102	SCOTTSDALE	AZ	85258
LEHNERT HERBERT H/INGEBORG M TR	10149 N 92ND ST 103	SCOTTSDALE	AZ	85258
FIRESKY VENTURES LLC	10165 N 92ND ST STE 101	SCOTTSDALE	AZ	85258
GROH JOHN E/NANCY A TR	9844 E GELDING DR	SCOTTSDALE	AZ	85260
10165 N 92ND ST LLC	4819 E SLEEPY RANCH RD	CAVE CREEK	AZ	85331
WERT FAMILY TRUST	237 VIA ITHICA	NEWPORT BEACH	CA	92663
PJR HOLDINGS LLC	9201 E DAVENPORT DR	SCOTTSDALE	AZ	85260
AJR HOLDINGS 1 LLC	8114 E CACTUS RD STE 230	SCOTTSDALE	AZ	85260
HEALTH PSYCHOLOGY ASSOCIATES PC	9965 N 95TH ST STE 101	SCOTTSDALE	AZ	85258
MOORTHY FAMILY MEDICAL HOLDINGS LLC	21975 N 90TH ST	SCOTTSDALE	AZ	85255
IRONWOOD VILLAGE INVESTORS LLC	14287 N 87TH ST STE 220	SCOTTSDALE	AZ	85003