

From: [Colby, Michelle](#)
To: [Hayes, Eliana](#); [Lechner, Chris](#)
Subject: FW: 8-AB-2024 Collectors Garage at Westworld GLO AB
Date: Wednesday, April 23, 2025 4:01:24 PM
Attachments: [Collectors Garage ALTA Survey 4.3.25_comments.pdf](#)
[Collectors Garage GLO Legal Desc 4.3.25_comments.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Forwarding just in case you two weren't on copy. Eliana – it looks like you may have been on copy with the e-mail that HAD the attachments so I'm sorry if you get this info twice. Thanks!

Michelle Colby

City of Scottsdale Real Estate Asset Manager

mcolby@scottsdaleaz.gov

O: 480-312-7042

From: Hardy, Wendy <wenh@scottsdaleaz.gov>
Sent: Tuesday, April 8, 2025 12:03 PM
To: Jennifer Hall <JHall@roselawgroup.com>; Colby, Michelle <MColby@Scottsdaleaz.gov>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>; Jordan R. Rose <jrose@roselawgroup.com>; Rebekah Pineda <rpineda@roselawgroup.com>; Seeley, Shirley <SSeeley@Scottsdaleaz.gov>
Subject: RE: 8-AB-2024 Collectors Garage at Westworld GLO AB

Hello Jennifer,

Michelle Colby is my boss and she's out of the office the early part of this week.

I wanted to share these updated comments from our RLS. Meredith asked me to share these directly with you for case 8-AB-2024. If your RLS can also provide their closure report with square footages that would be helpful.

*With Peace and Gratitude,
Wendy Hardy
Real Estate Management Specialist
City of Scottsdale
whardy@scottsdaleaz.gov
480-312-7066*

From: Jennifer Hall <JHall@roselawgroup.com>
Sent: Thursday, April 3, 2025 9:47 AM
To: Colby, Michelle <MColby@Scottsdaleaz.gov>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>; Jordan R. Rose <jrose@roselawgroup.com>; Rebekah Pineda <rpineda@roselawgroup.com>; Hardy, Wendy <wenh@scottsdaleaz.gov>; Seeley, Shirley <SSeeley@Scottsdaleaz.gov>; Jennifer Hall <JHall@roselawgroup.com>
Subject: RE: 8-AB-2024 Collectors Garage at Westworld GLO AB

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Hi Michelle – our surveyor reviewed your comments and made the appropriate revisions to the ALTA and GLO legals attached. We are working on getting an appraisal for the Abandonment valuation. Please let me know if you need me to upload these documents into the city portal as well. Thanks!

Jennifer Hall
Senior Project Manager



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From: Colby, Michelle <MColby@Scottsdaleaz.gov>

Sent: Wednesday, April 2, 2025 2:24 PM

To: Jennifer Hall <JHall@roselawgroup.com>

Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>; Jordan R. Rose <jrose@roselawgroup.com>; Rebekah Pineda <rpineda@roselawgroup.com>; Hardy, Wendy <wenh@scottsdaleaz.gov>; Seeley, Shirley <SSeeley@Scottsdaleaz.gov>

Subject: RE: 8-AB-2024 Collectors Garage at Westworld GLO AB

Importance: High

Jennifer,

A quick caveat regarding the legal description, exhibit, and ALTA comments I sent yesterday. We are not surveyors and are not stating that the comments we sent are accurate. As you know, there are multiple ways to describe the abandonment parcels and the "parent" properties. Also, the redlines/comments we provided are based on certain assumptions we had to make regarding which parcel(s) the surveyor was intending to describe in each legal, etc.

The big picture is that the metes and bounds descriptions, exhibits, and data shown on the ALTA should be consistent and we'd like the surveyor to verify and correct as necessary and applicable.

Please give me a call if you have questions.

Thanks!

Michelle Colby

City of Scottsdale Real Estate Asset Manager

mcolby@scottsdaleaz.gov

O: 480-312-7042

From: Jennifer Hall <JHall@roselawgroup.com>

Sent: Tuesday, April 1, 2025 6:54 PM

To: Colby, Michelle <MColby@Scottsdaleaz.gov>

Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>; Jordan R. Rose <jrose@roselawgroup.com>; Rebekah Pineda

<rpineda@roselawgroup.com>; Hardy, Wendy <wenh@scottsdaleaz.gov>; Seeley, Shirley <SSeeley@Scottsdaleaz.gov>

Subject: RE: 8-AB-2024 Collectors Garage at Westworld GLO AB

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Thanks Michelle!

Jennifer Hall

Senior Project Manager



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From: Colby, Michelle <MColby@Scottsdaleaz.gov>

Sent: Tuesday, April 1, 2025 5:20 PM

To: Jennifer Hall <JHall@roselawgroup.com>

Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>; Jordan R. Rose <jrose@roselawgroup.com>; Rebekah Pineda <rpineda@roselawgroup.com>; Hardy, Wendy <wenh@scottsdaleaz.gov>; Seeley, Shirley <SSeeley@Scottsdaleaz.gov>

Subject: RE: 8-AB-2024 Collectors Garage at Westworld GLO AB

Importance: High

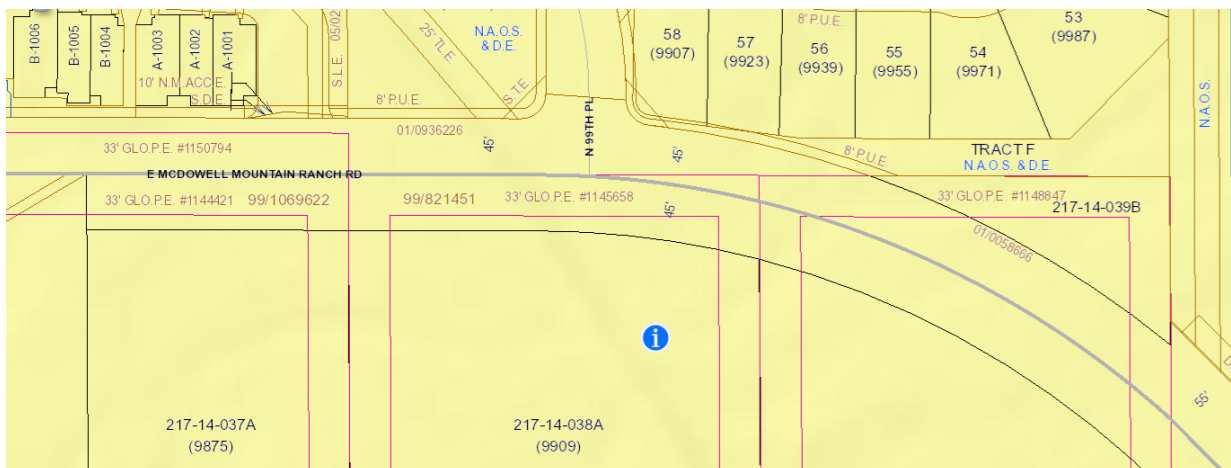
Jennifer –

Thank you. These are the versions I found in our system after I learned there had been a 2nd submittal.

I have attached comments on both the legals and the ALTA to this e-mail #2 for today. Another e-mail will follow tomorrow and then I'll give you a call to confirm you received everything.

And FYI – we don't usually look too closely at ALTAs of private property but in this case, I did a bit more than a standard review simply because if the ALTA shows adjacent lots that we own or manage we also keep the data in our files for future reference.

Hopefully my handwriting is legible – was working fast so I also included a snapshot from our LIS system below.



Michelle Colby

City of Scottsdale Real Estate Asset Manager

mcolby@scottsdaleaz.gov

O: 480-312-7042

From: Jennifer Hall <JHall@roselawgroup.com>

Sent: Friday, March 28, 2025 8:10 AM

To: Colby, Michelle <MColby@Scottsdaleaz.gov>

Cc: Jennifer Hall <JHall@roselawgroup.com>; Tessier, Meredith <MTessier@ScottsdaleAz.Gov>; Jordan R. Rose <jrose@roselawgroup.com>; Rebekah Pineda <rpineda@roselawgroup.com>

Subject: 8-AB-2024 Collectors Garage at Westworld GLO AB

Importance: High

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Hi Michelle – thanks again for your time yesterday! You mentioned that you were unaware of the 2nd submittal uploaded to the portal back in December. Attached please find the 2nd submittal documents including the revised legal descriptions and exhibits for the GLO Abandonment areas per your 1st review comments.

Also – please let us know if staff had additional discussion about BOR and potential lot line issue. Thanks!

Jennifer Hall

Senior Project Manager



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