ROSE LAW GROUPPC RICH • CARTER • FISHER

JORDAN ROSE

7144 E. Stetson Drive, Suite 300 Scottsdale, AZ 85251 Phone 480.505.3939 Fax 480.505.3925 JRose@RoseLawGroup.com www.RoseLawGroup.com

February 5, 2025

Paradise Valley Community Development 6401 E Lincoln Drive Paradise Valley, AZ 85253-4399

RE: Scottsdale Plaza Resort Lot Combination Required by SUP-22-02 Stipulation #27

Please accept this lot combination pre-application narrative in support of initiating the construction and renovation process associated with SUP-22-02 and its pending amendment, PA-24-54. This lot combination involves the following parcels:

- APN 174-49-002A
- APN 174-49-001B
- APN 174-49-001A

These three parcels are situated at the northwest corner of N. Scottsdale Rd. and E. Indian Bend Rd. and currently encompass the Scottsdale Plaza Resort. The property is zoned SUP-R. While this lot combination is being processed separately, it is closely related to the active managerial amendment application, which pertains to the planned renovations and updates to the Scottsdale Plaza Resort.

As outlined in Stipulation #27 of SUP-22-02, this lot combination is a required step before any building permits can be issued. Consolidating these parcels will facilitate a more streamlined and cohesive redevelopment process, ensuring compliance with planning standards and guidelines established in Chapter 6 of the Town Code: Subdivisions.

Additionally, this application includes a dedication requirement pursuant to Stipulation #26 of SUP-22-02, which mandates the following right-of-way dedications prior to the issuance of any construction permits:

- Hummingbird Lane A total right-of-way width of 25 feet measured from the centerline, south adjoining the property.
- Scottsdale Road A total right-of-way width of 65 feet measured from the centerline, west adjoining the property.
- Indian Bend Road A total right-of-way width of 40 feet measured from the centerline, north adjoining the property.

This dedication serves to clear up past uncertainty regarding right-of-way boundaries. This lot combination action, in conjunction with the execution of a special warranty deed formalizes and dedicates what currently exists and functions as public right-of-way, ensuring alignment with existing

roadway infrastructure and municipal records. By taking this step, we are providing clarity and consistency in property boundaries while complying with the requirements set forth in SUP-22-02.

This lot combination will help facilitate a more efficient development process while ensuring proper land use planning and compliance with municipal requirements. Please let us know if any further information is needed to process this request.

SCOTTSDALE PLAZA RESORT

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

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STATE OF ARIZONA COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT SPR HOTEL OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER HAS COMBINED UNDER THE NAME "SCOTTSDALE PLAZA RESORT" ASSESSOR PARCEL NUMBERS 174-49-001A, 174-49-001B AND 174-49-002A, SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3 ,TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "SCOTTSDALE PLAZA RESORT" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE PARCELS CONSTITUTING SAME AND THAT EACH PARCEL SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH, RESPECTIVELY, ON SAID PLAT

IN WITNESS WHEREOF:

THAT SPR HOTEL OWNER LLC. A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND DESCRIBED HEREIN, HAS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED OFFICER.

SPR HOTEL OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY:		DATE:
	A MANAGING MEMBER	

CERTIFICATION

I. RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF TWO (2) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2025 THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

RICHARD G. ALCOCER **REGISTRATION NUMBER 33851** 4550 N. 12TH STREET PHOENIX, ARIZONA 85014 (602)-264-6831 CVLSURVEY@CVLCI.COM

APPROVAL

APPROVED BY THE TOWN ENGINEER AND THE PLANNING DIRECTOR OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS DAY OF 2025

-		, 2020
BY:		
	TOWN ENGINEER	
	DI ANININO DIDECTOR	
	PLANNING DIRECTOR	

ACKNOWLEDGEMENT

STATE OF ARIZONA COUNTY OF MARICOPA)

ON THIS THE	DAY OF

PERSONALLY APPEARED AND ACKNOWLEDGED HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT OF SPR HOTEL OWNER LLC. A DELAWARE LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE/SHE, AS THE AUTHORIZED AGENT, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED THEREIN.

, 2025, BEFORE ME

IN WITNESS WHEREOF:

I HEREBY SET MY HAND AND OFFICIAL SEAL

BY:	MY COMMISSION EXPIRES:
NOTARY PUBLIC	DATE

PARENT PARCELS LEGAL DESCRIPTIONS

PARCEL NO.1: APN 174-49-001B

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 3 FROM WHICH THE TOWN OF PARADISE BRASS CAP FLUSH MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 3 BEARS SOUTH 88°25'57" WEST. A DISTANCE OF 2648.63 FEET:

THENCE SOUTH 88°25'57" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3. A DISTANCE OF 684.99 FEET:

THENCE NORTH 01°34'03" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 40.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 40.00 FEET NORTHERLY FROM SAID SOUTH LINE, ALSO BEING THE POINT OF BEGINNING:

THENCE SOUTH 88°25'57" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 638.75 FEET;

THENCE NORTH 00°45'08" WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 623.95 FEET:

THENCE NORTH 88°35'51" EAST, A DISTANCE OF 640.02 FEET;

THENCE SOUTH 00°37'59" EAST, A DISTANCE OF 622.13 FEET TO THE POINT OF

CONTAINING 398,326 SQUARE FEET OR 9.144 ACRES, MORE OR LESS.

PARCEL NO. 2: APN 174-49-001A

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 3 FROM WHICH THE TOWN OF PARADISE BRASS CAP FLUSH MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 3 BEARS SOUTH 88°25'57" WEST. A DISTANCE OF 2648.63 FEET;

THENCE SOUTH 88°25'57" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 74.26 FEET;

THENCE NORTH 01°34'03" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 40.00 FEET NORTHERLY FROM SAID SOUTH LINE. BEING THE POINT OF BEGINNING;

THENCE SOUTH 88°25'57" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 610.73

THENCE NORTH 00°37'59" WEST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 622.13

THENCE NORTH 88°35'51" EAST, A DISTANCE OF 622.25 FEET A POINT ON A LINE WHICH IS PARALLEL WITH AND 65.00 FEET WESTERLY FROM THE EAST LINE OF SAID SOUTHEAST QUARTER:

THENCE SOUTH 00°29'25" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 610.36

THENCE SOUTH 43°58'16" WEST, A DISTANCE OF 14.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 385,999 SQUARE FEET OR 8.861 ACRES, MORE OR LESS

PARCEL NO. 3: APN 174-49-002A

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 3 FROM WHICH THE CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 3 BEARS SOUTH 00°29'25" WEST, A DISTANCE OF 2641.07 FEET;

THENCE SOUTH 00°29'25" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 659.15 FEET;

THENCE NORTH 89°30'35" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING:

THENCE SOUTH 88°35'51" WEST, A DISTANCE OF 1262.28 FEET;

THENCE NORTH 00°45'08" WEST, A DISTANCE OF 638.96 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 25.00 FEET SOUTHERLY FROM THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER;

THENCE NORTH 88°45'43" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1244.88 FEET TO THE BEGINNING OF A TANGENT CURVE OF 20.00 FOOT RADIUS, CONCAVE SOUTHWESTERLY:

THENCE SOUTHEASTERLY, DEPARTING SAID PARALLEL LINE AND ALONG SAID CURVE. THROUGH A CENTRAL ANGLE OF 90°44'52". A DISTANCE OF 31.68 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 65.00 FEET WESTERLY FROM THE EAST LINE OF SAID SOUTHEAST QUARTER:

THENCE SOUTH 00°29'25" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 615.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 805,035 SQUARE FEET OR 18.481 ACRES, MORE OR LESS

RESULTANT PARCEL 1 LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 3 FROM WHICH THE TOWN OF PARADISE BRASS CAP FLUSH MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 3 BEARS SOUTH 88°25'57" WEST, A DISTANCE OF 2648.63 FEET:

THENCE SOUTH 88°25'57" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 74.26 FEET;

THENCE NORTH 01°34'03" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 40.00 FEET NORTHERLY FROM SAID SOUTH LINE, BEING THE POINT OF BEGINNING:

THENCE SOUTH 88°25'57" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1249.48

1262.91 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 25.00 FEET SOUTHERLY FROM THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER:

THENCE NORTH 88°45'43" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1244.88 FEET TO THE BEGINNING OF A TANGENT CURVE OF 20.00 FOOT RADIUS, CONCAVE

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°44'52", A DISTANCE OF 31.68 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 65.00 FEET WESTERLY FROM THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 00°29'25" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1225.47

THENCE SOUTH 43°58'16" WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 14.28

APPROVAL

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS

	DAY OF	, 20	
BY:		ATTEST:	
	MAYOR		TOWN CLERK
	TOWN ENGINEER		COMMUNITY DEVELOPMENT DIRECTOR

UTILITY PROVIDERS

COMPANY	UTILITY	CONTACT	NUMBER
APS	ELECTRIC	APS LOCATION DEPARTMENT	602 493 4225
CITY OF PHOENIX	RECLAIMED WATER	HECTOR LEPUR	602 534 8342
CITY OF SCOTTSDALE	RECLAIMED WATER, SEWER, WATER, STORMDRAINS FIBER, STREET LIGHTS TRAFFIC SIGNALS	ELIZABETH NORTON	480 312 5650
CITY OF SCOTTSDALE FACILITIES DEPARTMENT	COMMUNICATIONS ELECTRIC, FIBER SEWER, WATER	MARIA NOTORIO	480 312 5999
COX	CATV, FIBER	ELM UTILITY SERVICES	406 728 9343
CROWN CASTLE	FIBER	FIBER DIG TEAM	800 654 3110
CENTURY LINK	COAX, FIBER	USIC DISPATCH CENTER	800 778 9140
MCI	FIBER	SUPERVISOR ON DUTY	800 624 9675
SW GAS	GAS	ELM LOCATING DISPATCH	623 780 3350
SW GAS	HP GAS	BORE COORDINATOR	623 587 3140
ZAYO GROUP	COMMUNICATION, FIBER OPTICS	ZAYO LOCATE DESK	800 961 6500

THENCE NORTH 00°45'08" WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF

SOUTHWESTERLY;

FEET TO THE POINT OF BEGINNING.

CONTAINING 1,589,360 SQUARE FEET OR 36.487 ACRES, MORE OR LESS.

BASIS OF BEARING

CONTACT: RICHARD G. ALCOCER

AVENUE

DRIVE

NORTHERN

CHENEY

INDIAN BEND

SPR HOTEL OWNER, LLC

HONOLULU, HI 96813

ENGINEER

C/O TRINITY INVESTMENTS

4550 NORTH 12TH STREET

PHOENIX, ARIZONA 85014

PHONE: (602) 264-6831

FAX: (602) 264-0938

55 MERHCANT STREET, SUITE 1500

COE & VAN LOO CONSULTANTS, INC.

OWNER

VICINITY MAP

(NOT-TO-SCALE)

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 88°25'57" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 1297 OF MAPS. PAGE 21, MARICOPA COUNTY RECORDS.

NOTES

CONTACT

- 1. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, SANITARY SEWER EASEMENT, OR WATER EASEMENT EXCEPT AS NOTED BELOW. PAVING AND REMOVABLE TYPE FENCES, WITH NO CONTINUOUS FOOTING, ARE ALLOWED IN PUBLIC UTILITY EASEMENT, SANITARY SEWER EASEMENT. AND WATER EASEMENTS WITH APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT. NO VEGETATION SHALL BE PLANTED WITHIN ANY EASEMENT WITHOUT PRIOR APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT LANDSCAPE ARCHITECT. PUBLIC SANITARY SEWER OR WATER MAINS SHALL BE PLACED IN THE APPROPRIATE WATER AND SEWER EASEMENT. WATER MAINS THAT ARE PLACED WITHIN AN EASEMENT ARE REQUIRED TO BE DUCTILE IRON PIPE PER THE WATER SERVICES DEPARTMENT "DESIGN STANDARDS FOR WATER DISTRIBUTION MAIN". IT SHALL BE FURTHER UNDERSTOOD THAT THE TOWN OF PARADISE VALLEY SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING, OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, RECONSTRUCTION, OR REPAIR.
- 2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- 3. THE ELEVATION OF ANY PAD FOR A BUILDING OR STRUCTURE WITHIN THE BASE FLOOD LIMITS OF AN AREA OF SPECIAL HAZARD MUST BE AT OR ABOVE THE ELEVATION OF THE BASE FLOOD LIMIT AND THE FINISH FLOOR LEVEL MUST BE AT LEAST 12 INCHES ABOVE THE ELEVATION OF THE BASE FLOOD ELEVATION PER SECTION 1024 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE.
- 4. INTERIOR PARCEL CORNERS WILL BE SET WITH A 1/2" REBAR WITH REGISTRANTS CAP AT THE TIME OF APPROVAL FOR SAID PARCEL.
- 5. CERTAIN EASEMENTS THAT WERE PREVIOUSLY DEDICATED ARE HEREBY ABANDONED OR ABANDONED AND REDEDICATED BY SEPARATE INSTRUMENT. RIGHT OF WAY DEDICATIONS OCCUR ON THE SHEETS THEY APPEAR ON, AND THE ABANDONMENTS OCCUR BY SEPARATE INSTRUMENT.



COUNTY RECORDER

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CVL Contact: P. FROEHLICH CVL Project #: 01-0317601

SHEET

SEE SHEET 2 FOR CURVE AND

LINE TABLES

GROSS AREA = 36.487 ACRES

