



October 30, 2015

Kristopher L. Harman
Woodbine Southwest Corporation
2525 E. Arizona Biltmore Circle, Suite B-220
Phoenix, Arizona 85016



Expires 12-31-2015

RE: Parking Study for Mountain Shadows Resort – Paradise Valley, Arizona

Dear Mr. Harman:

CivTech has been retained to prepare a parking study for a portion of the closed Mountain Shadows Resort that is to be redeveloped. The site is located northeast of the Mountain Shadows Country Club, which never closed, on the southwest corner of 56th Street and Lincoln Drive in the Town of Paradise Valley. The project is the first step in revitalizing the resort, which closed in 2004.

The Town of Paradise Valley approved a Special Use Permit (SUP) for the project under Ordinance Number 653. This Special Use Permit anticipates the preparation of a parking study prepared and sealed by a licensed engineer that will consider, among other things, internal capture and time-of-day usage.

CivTech has completed a parking study to clarify any disparity between the number of spaces required and the number of spaces provided including a shared parking analysis. The results of this analysis are documented in this memorandum.

PROPOSED DEVELOPMENT

The proposed project will consist of a resort hotel with 183 key units, a condominium hotel building with 45 owned units (59 lockable), which will be considered "hotel keys" under the Special Use Permit, and an off-site restaurant building (Lincoln Market). The resort hotel will include golf, fitness, and event/meeting amenities. The proposed project will provide 301 parking spaces, not including the dedicated parking spaces for the condominium building. The condominium hotel will have its own dedicated 71 parking spaces. If there are any tandem spaces in the condominium hotel parking garage and the units that are allocated to those tandem spaces elect to participate in the resort rental management program, then those particular tandem spaces will be obligated to be parked through the resort hotel's valet operation and may not be self-parked by the unit's owner or occupant. An exhibit illustrating the provided parking is attached to this letter statement.

