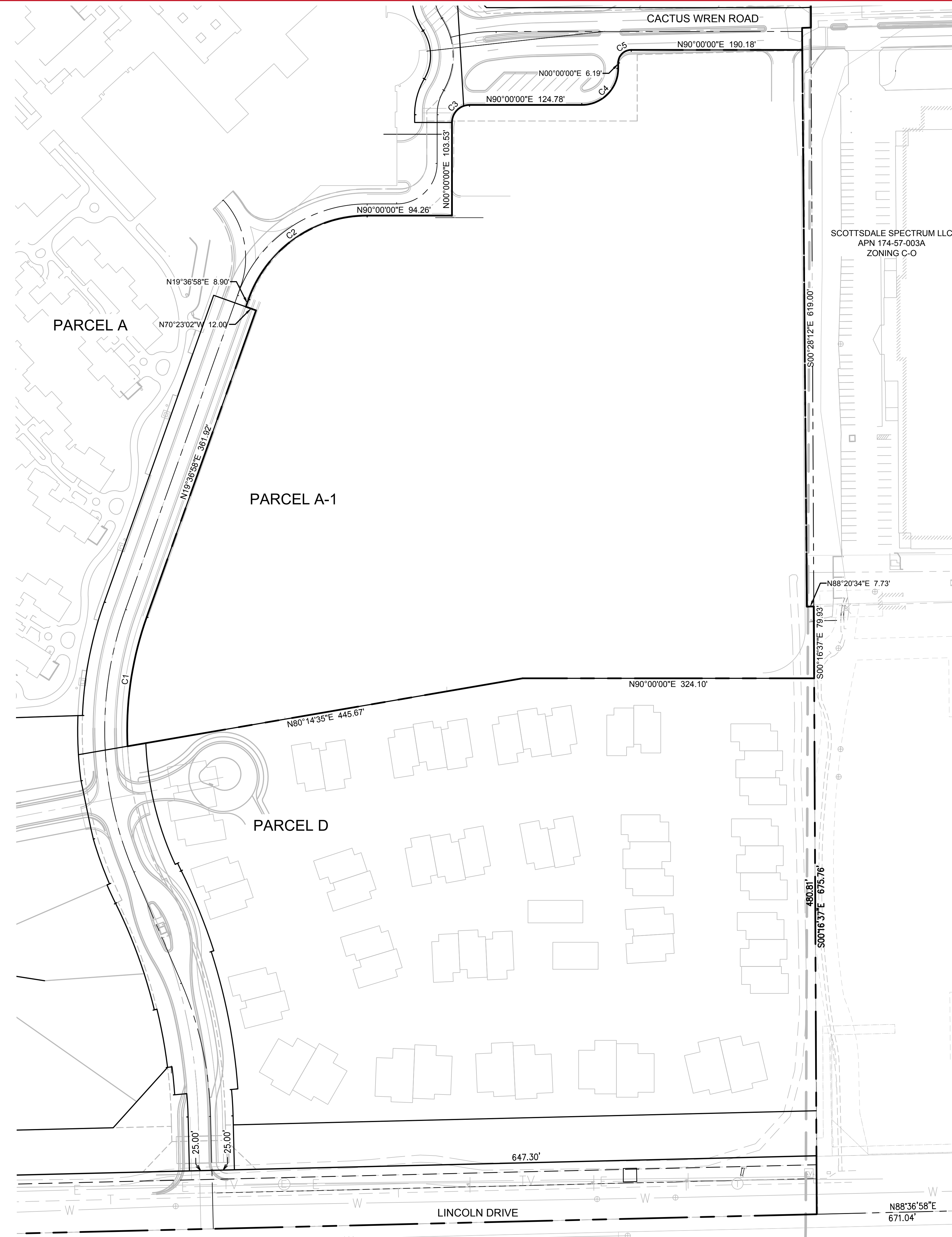


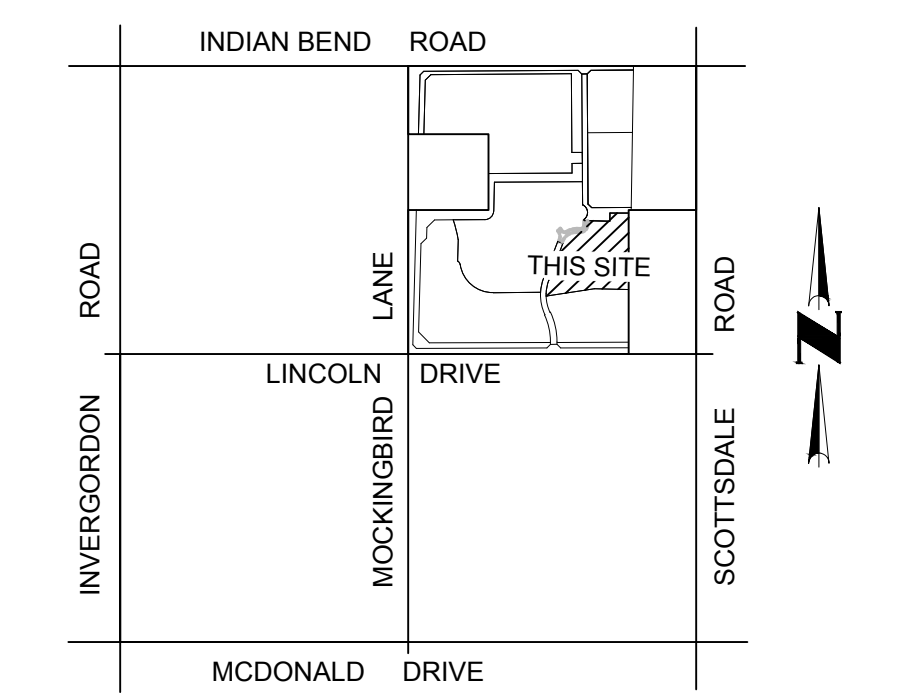
CONCEPTUAL PRELIMINARY RE-PLAT FOR RITZ-CARLTON RESORT PARCEL A-1

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A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF
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---	--



BOUNDARY CURVE TABLE						
NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	146.17	375.00	022°19'59"	74.02	145.25	S08°26'59"W
C2	171.98	140.00	070°23'02"	98.73	161.37	S54°48'29"W
C3	30.63	19.50	090°00'00"	19.50	27.58	S45°00'00"W
C4	63.62	40.50	090°00'00"	40.50	57.28	N45°00'00"E
C5	22.78	14.50	090°00'00"	14.50	20.51	S45°00'00"W



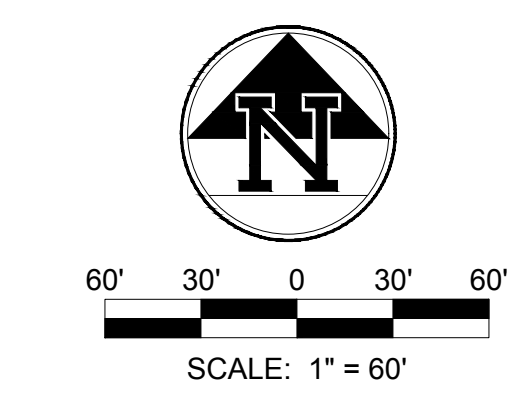
VICINITY MAP
(NOT-TO-SCALE)

- LEGEND**
- PROPOSED UNITS
 - PROPOSED BUILDING FOOTPRINT
 - PROPOSED ROW
 - PROPOSED CENTER LINE
 - 30' X 30' S.V.T. --- (S.V.T.) SIGHT VISIBILITY TRIANGLE
 - BUILDING B: UNITS B101-B318
 - BUILDING C: UNITS C101-C304
 - BUILDING D: UNITS D101-D304
 - BUILDING E: UNITS E101-E215

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 - SHEET 05 - THIRD (3RD) LEVEL PLAN
 - SHEET 06 - UNDERGROUND PARKING PLAN
 - SHEET 07 - VERTICAL SCHEMATICS
 - SHEET 08 - CONSTRAINTS MAP

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BOUNDARY MAP



SHEET
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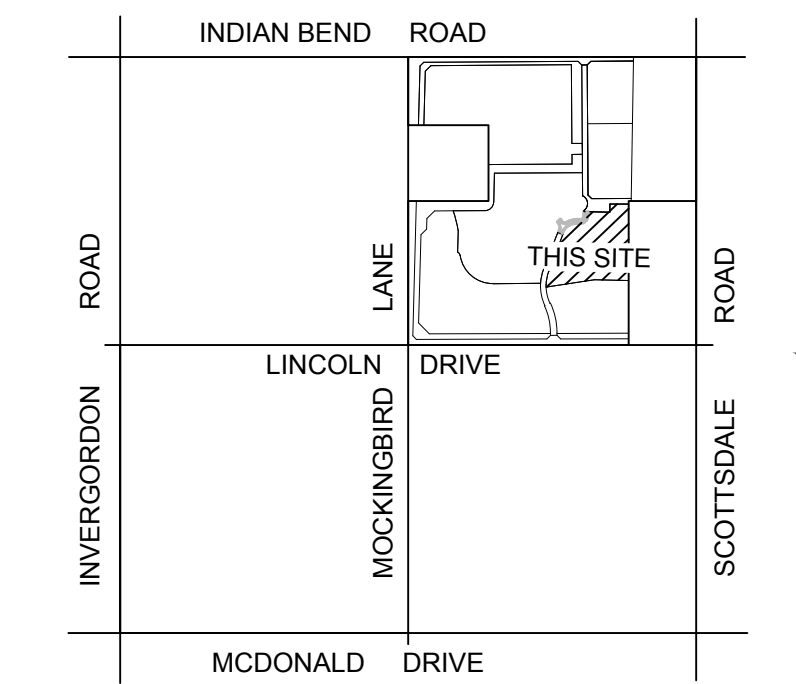
DATE: 4/26/16

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CONCEPTUAL PRELIMINARY RE-PLAT FOR RITZ-CARLTON RESORT PARCEL A-1

PARADISE VALLEY, ARIZONA
A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF
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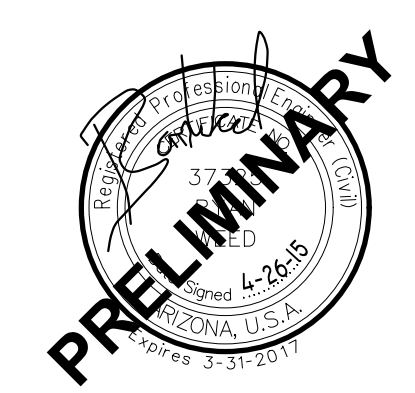
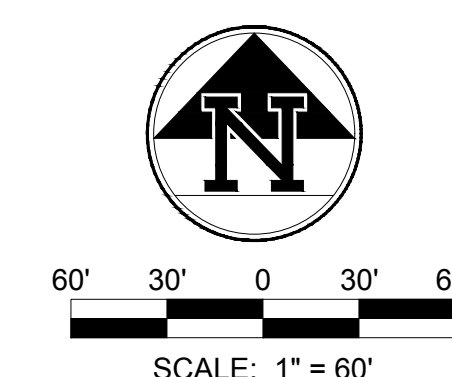
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GROUND (1ST) LEVEL PLAN

NOTES

1. BUILDING HEIGHTS ARE PURSUANT TO THE SPECIAL USE PERMIT - RESORT (SUP - RESORT) FOR RITZ-CARLTON RESORT.



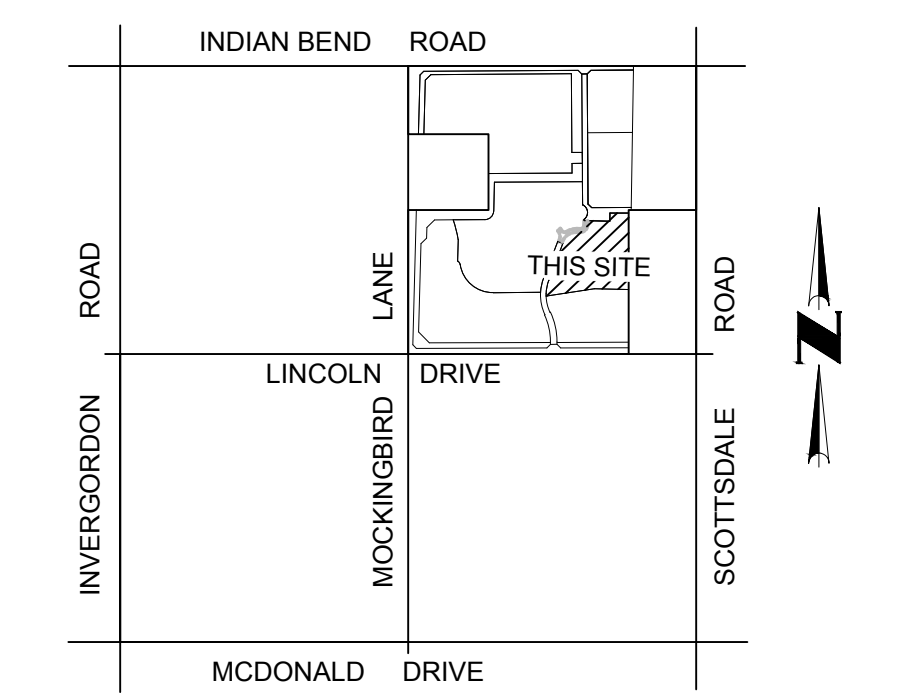
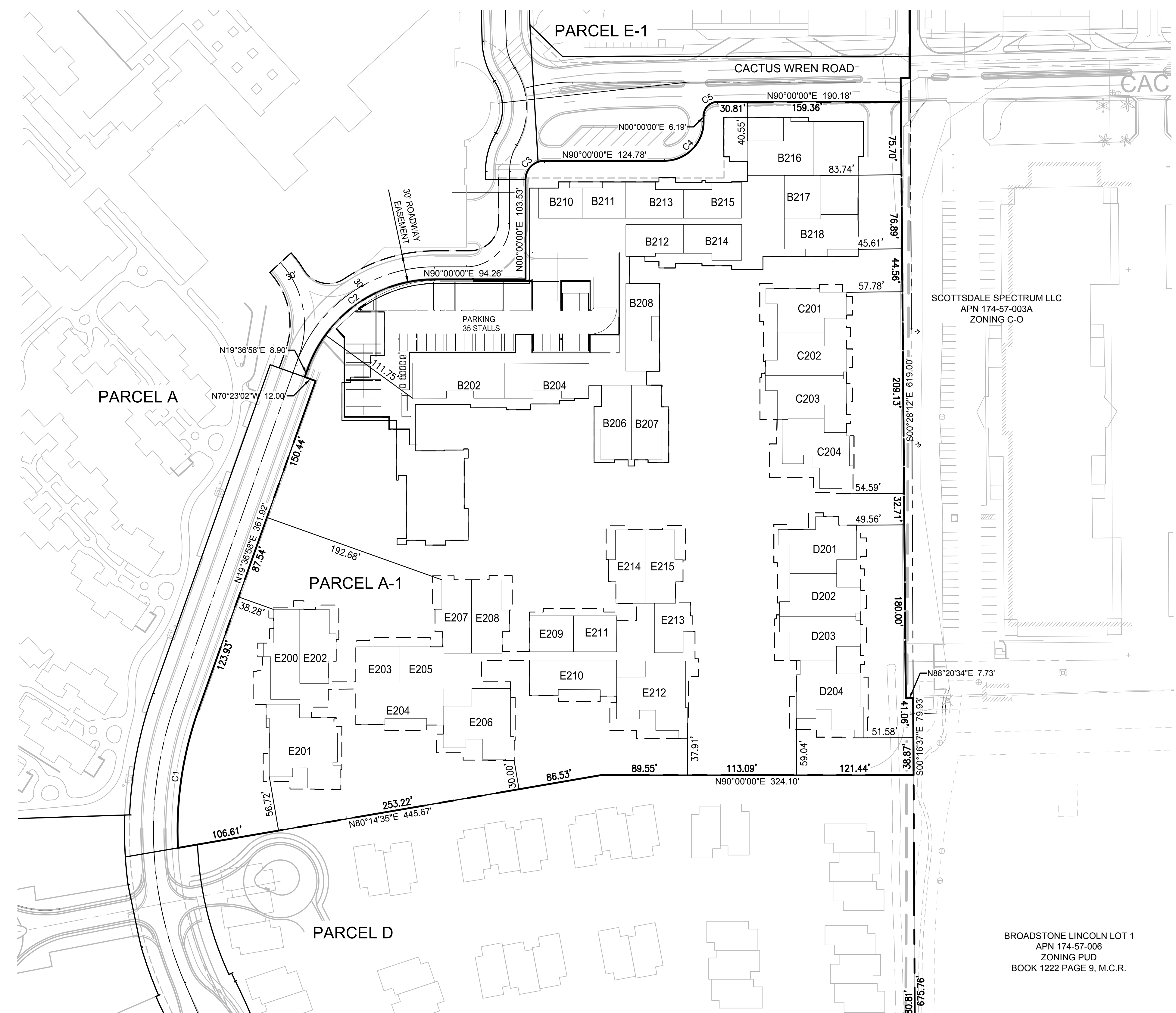
SHEET
03 OF 08

DATE: 4/26/16

CONCEPTUAL PRELIMINARY RE-PLAT FOR RITZ-CARLTON RESORT PARCEL A-1

PARADISE VALLEY, ARIZONA
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VICINITY MAP
(NOT-TO-SCALE)

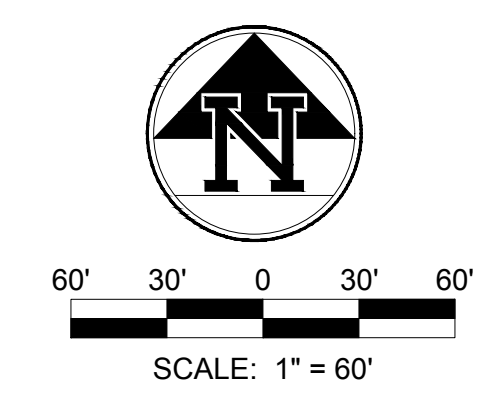
LEGEND	
	PROPOSED UNITS
	PROPOSED BUILDING FOOTPRINT
	PROPOSED ROW
	PROPOSED CENTER LINE
	30' X 30' S.V.T. (S.V.T.) SIGHT VISIBILITY TRIANGLE
	BUILDING B: UNITS B101-B318
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SHEET 06 - UNDERGROUND PARKING PLAN	
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SECOND (2ND) LEVEL PLAN

- NOTES**
- BUILDING HEIGHTS ARE PURSUANT TO THE SPECIAL USE PERMIT - RESORT (SUP - RESORT) FOR RITZ-CARLTON RESORT.



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04 OF 08

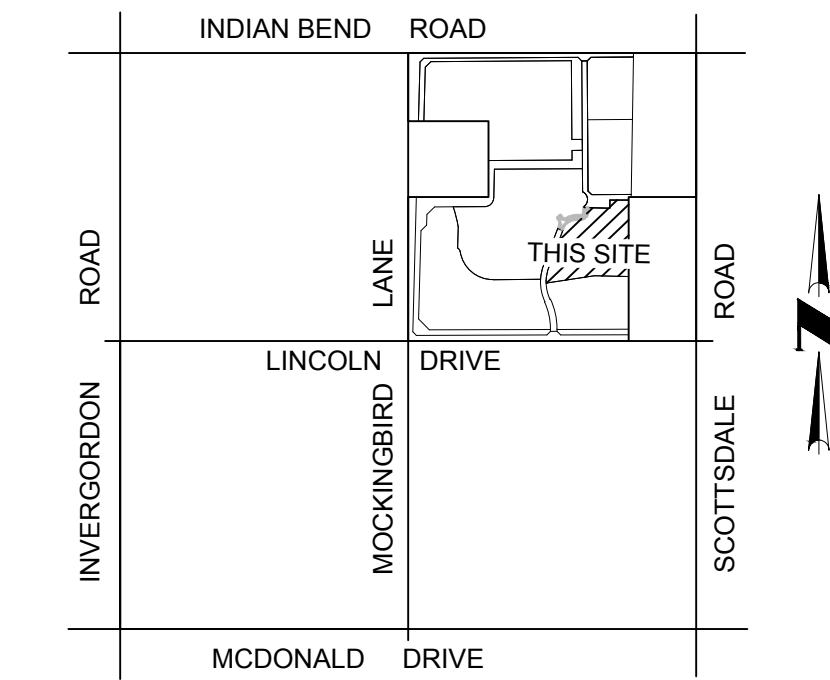
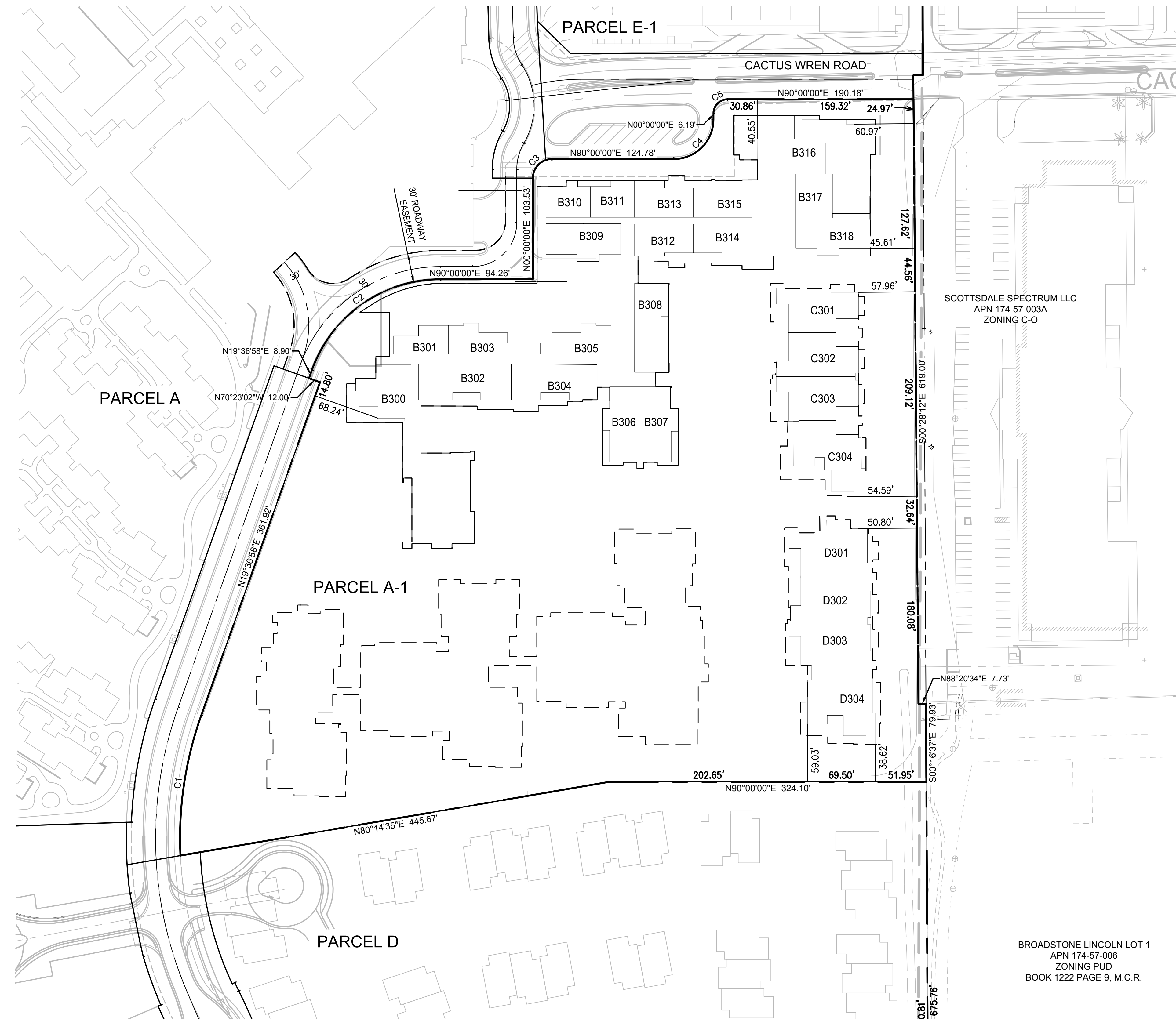
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CONCEPTUAL PRELIMINARY RE-PLAT FOR RITZ-CARLTON RESORT PARCEL A-1

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VICINITY MAP
(NOT-TO-SCALE)

LEGEND	
	PROPOSED UNITS
	PROPOSED BUILDING FOOTPRINT
	PROPOSED ROW
	PROPOSED CENTER LINE
	30' X 30' S.V.T. (S.V.T.) SIGHT VISIBILITY TRIANGLE
BUILDING B: UNITS B101-B318 BUILDING C: UNITS C101-C304 BUILDING D: UNITS D101-D304 BUILDING E: UNITS E101-E215	

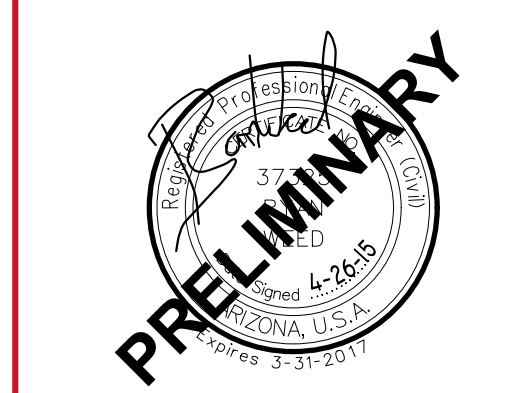
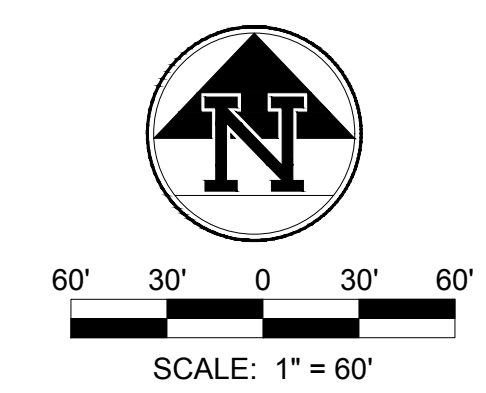
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SHEET 04	SECOND (2ND) LEVEL PLAN
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SHEET 06	UNDERGROUND PARKING PLAN
SHEET 07	VERTICAL SCHEMATICS
SHEET 08	CONSTRAINTS MAP

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THIRD (3RD) LEVEL PLAN

- NOTES**
- BUILDING HEIGHTS ARE PURSUANT TO THE SPECIAL USE PERMIT - RESORT (SUP - RESORT) FOR RITZ-CARLTON RESORT.



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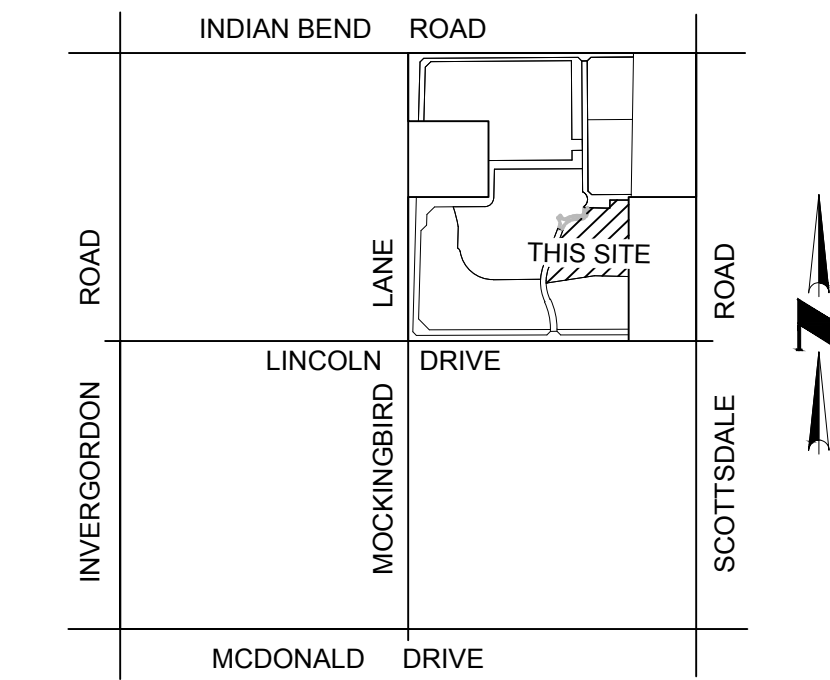
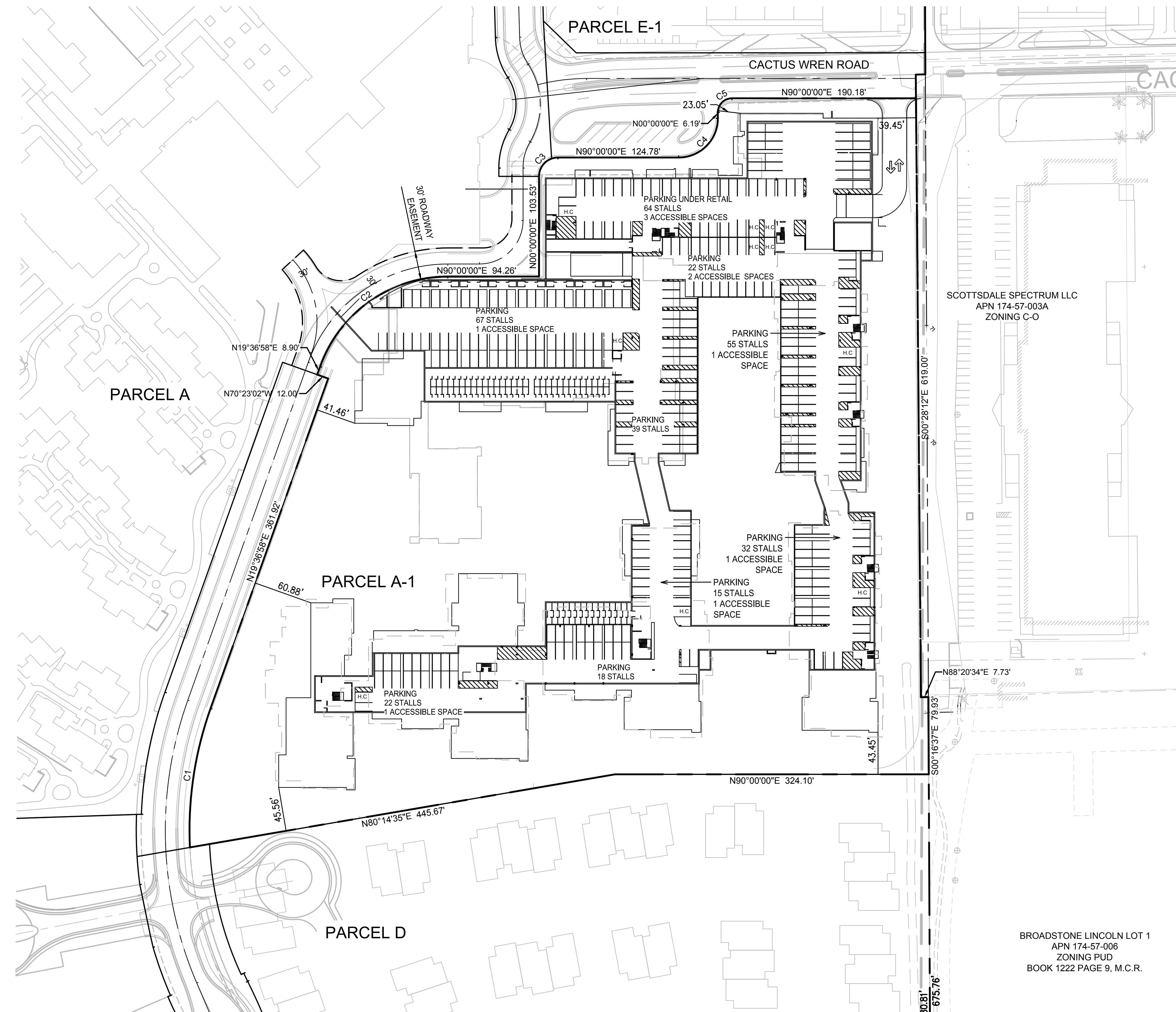
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CONCEPTUAL PRELIMINARY RE-PLAT FOR RITZ-CARLTON RESORT PARCEL A-1

PARADISE VALLEY, ARIZONA
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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

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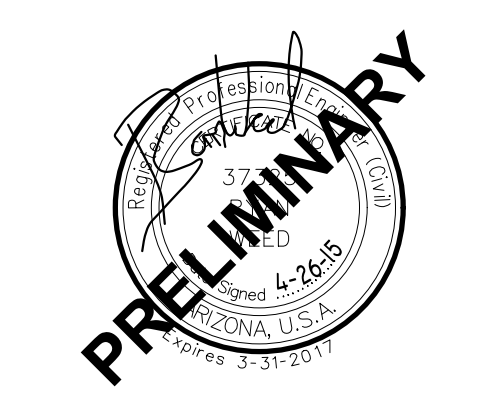
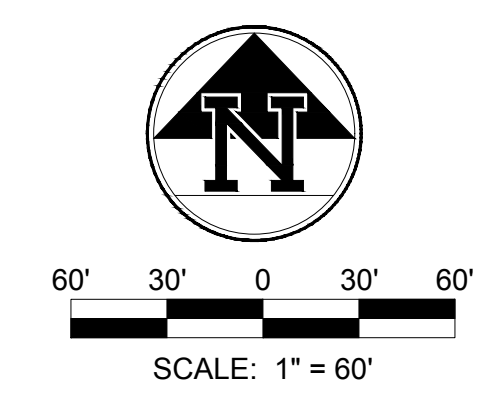
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UNDERGROUND PARKING PLAN

- NOTES**
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DATE: 4/26/16

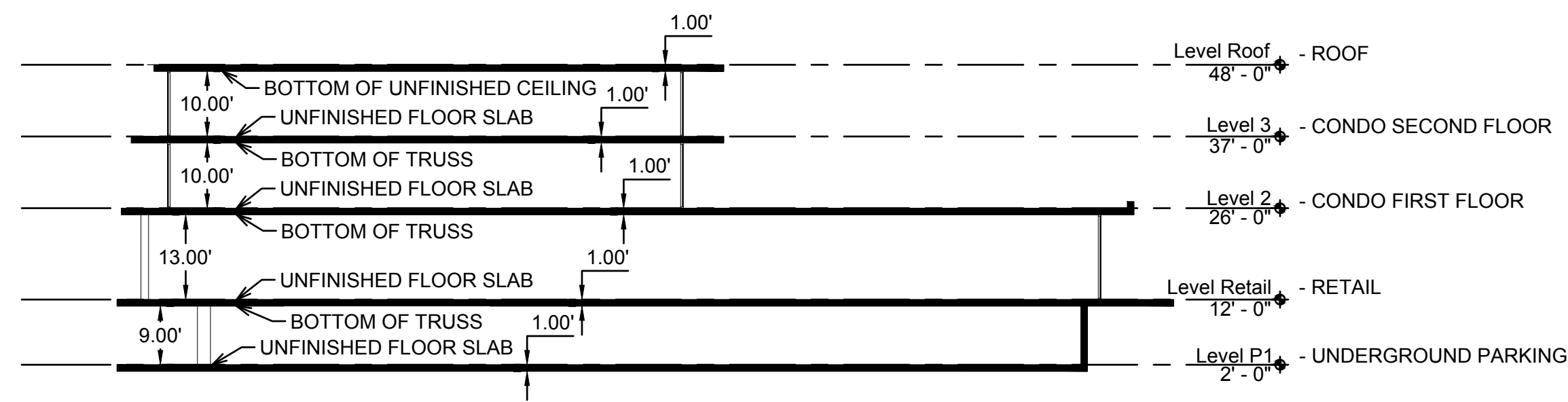
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CONCEPTUAL PRELIMINARY RE-PLAT FOR RITZ-CARLTON RESORT PARCEL A-1

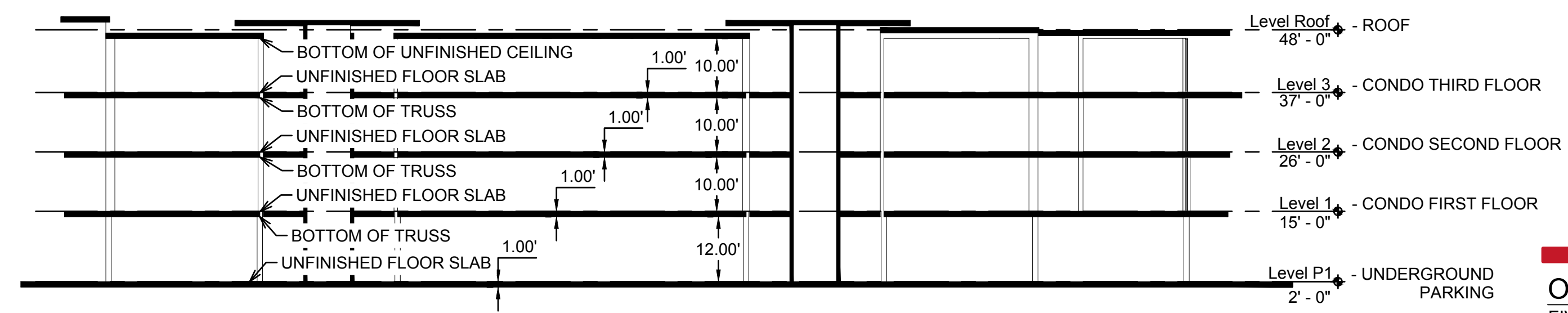
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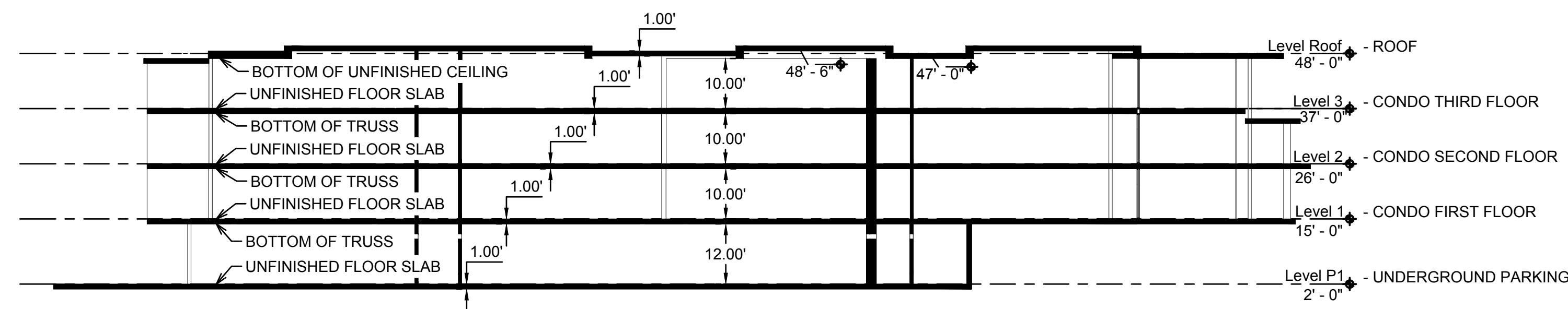
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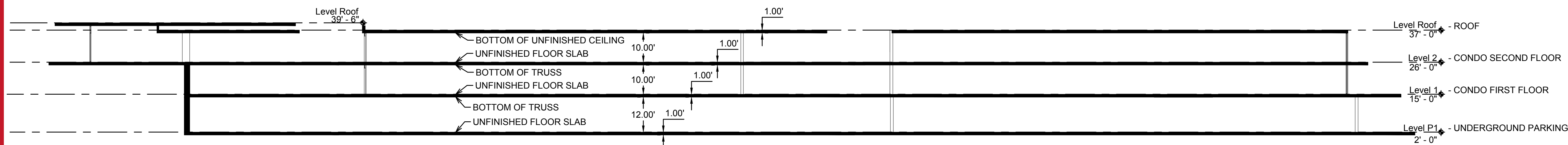
VERTICAL SCHEMATIC - BUILDING B



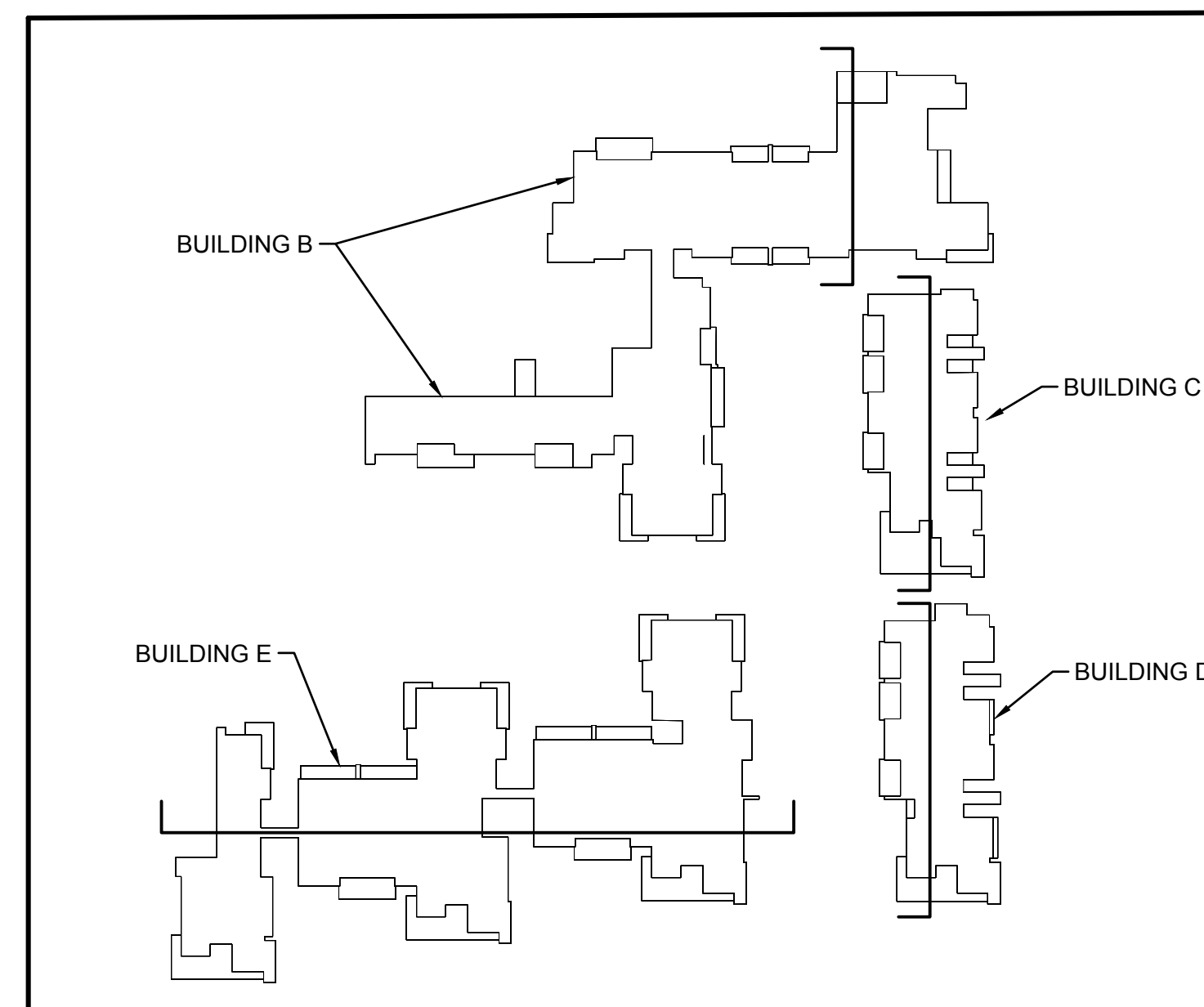
VERTICAL SCHEMATIC - BUILDING C



VERTICAL SCHEMATIC - BUILDING D



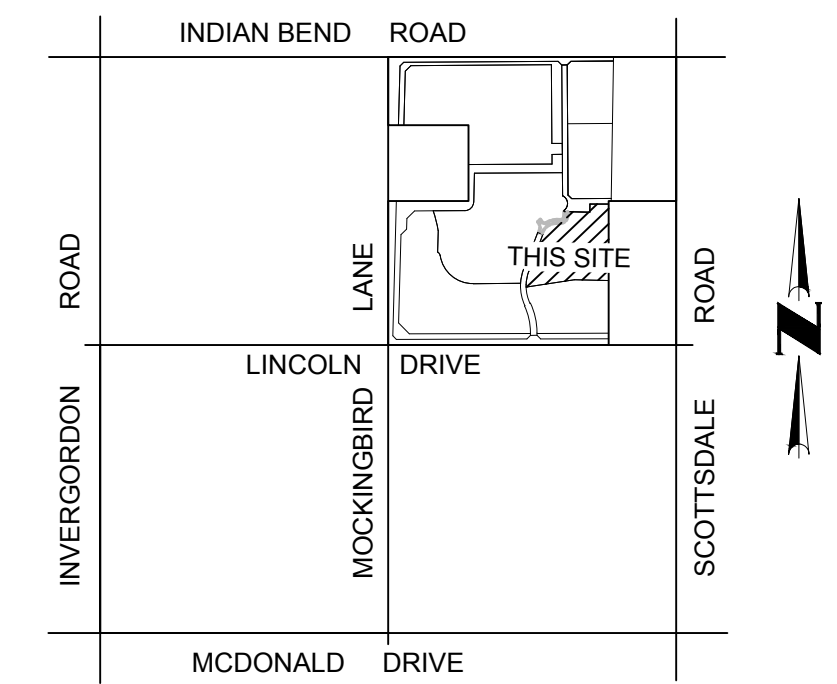
VERTICAL SCHEMATIC - BUILDING E



KEY MAP

NOTES

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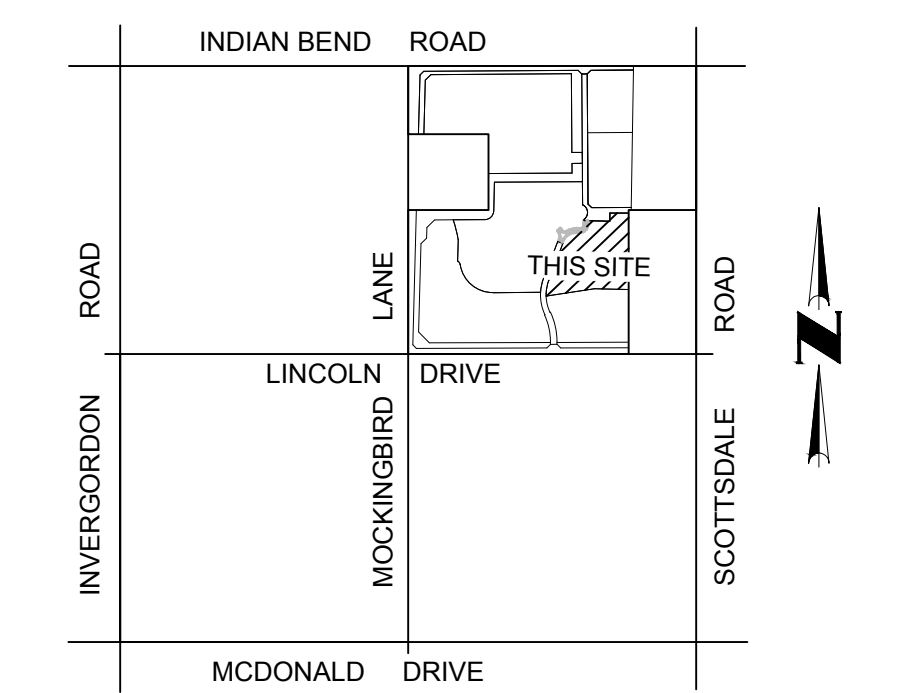
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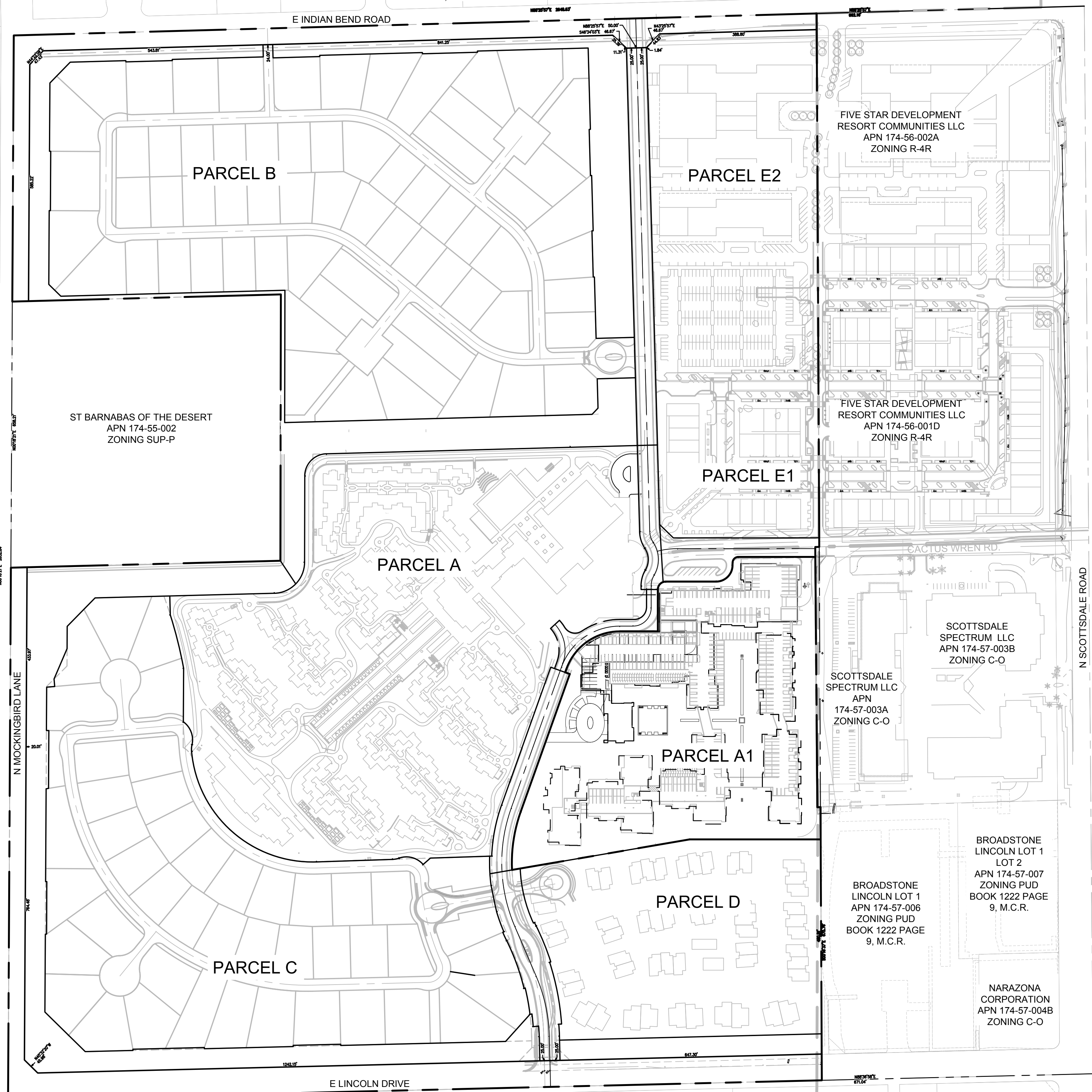
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CONSTRAINTS MAP
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SHEET 08 OF 08

DATE: 4/26/16



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MOCKINGBIRD ESTATES
 ZONING R-43
 BOOK 461 PAGE 15,
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ADOBE RANCH UNIT 1
 ZONING R-43
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 M.C.R.

SCOTTSDALE PLAZA RESORT LLC
 APN 174-49-001B
 ZONING SUP-R

SCOTTSDALE PLAZA RESORT LLC
 APN 174-49-001A
 ZONING SUP-R

TOWN OF PARADISE VALLEY

CITY OF SCOTTSDALE

PARCEL B

PARCEL E2

FIVE STAR DEVELOPMENT RESORT COMMUNITIES LLC
 APN 174-56-002A
 ZONING R-4R

FIVE STAR DEVELOPMENT RESORT COMMUNITIES LLC
 APN 174-56-001D
 ZONING R-4R

PARCEL E1

PARCEL A

PARCEL A1

PARCEL D

PARCEL C

SCOTTSDALE SPECTRUM LLC
 APN 174-57-003B
 ZONING C-O

SCOTTSDALE SPECTRUM LLC
 APN 174-57-003A
 ZONING C-O

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 ZONING PUD
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BROADSTONE LINCOLN LOT 1
 APN 174-57-006
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NARAZONA CORPORATION
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 ZONING C-O

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 APN 174-59-020
 ZONING R-43

UNSUBDIVIDED KEITH ANGUS/FRANCES V
 APN 174-59-019
 ZONING R-43

UNSUBDIVIDED SANTOS MANUEL
 APN 174-59-022
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MOCKINGBIRD ACRES
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 APN 174-62-006C
 ZONING R-43

UNSUBDIVIDED VERMA AVTAR C/SATYA P
 APN 174-63-008A
 ZONING R-43

UNSUBDIVIDED GORDON ANDREW W/CAROL L TR
 APN 174-63-006
 ZONING R-43

COADY ENTERPRISES INC
 APN 174-63-003
 ZONING R-43

SUNCHASE CENTURY LLC
 APN 174-63-004A
 ZONING R-43

UNSUBDIVIDED LIVI ANGILOLO/PATRICIA
 APN 174-63-004B
 ZONING R-43

SMOKE TREE RESORT
 APN 174-64-003A
 ZONING SUP-R

LINCOLN MEDICAL LLC
 APN 174-64-003B
 ZONING SUP-O

RN PROPERTIES LINCOLN PLAZA
 APN 174-64-006K
 APN 174-64-006L
 APN 174-64-006N
 APN 174-64-006F
 APN 174-64-006M
 ZONING C-2

TOWN OF PARADISE VALLEY

CITY OF SCOTTSDALE