

PRELIMINARY MAP

"MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL"

A CONDOMINIUM UPON LOT 131 OF "MOUNTAIN SHADOW RESORT UNIT 2 - AMENDED VII" AS RECORDED
IN BOOK 1232 OF MAPS, PAGE 27, M.C.R. AND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

NOTES

- THE BOUNDARIES OF EACH UNIT ARE AS FOLLOWS:
 - THE VERTICAL BOUNDARIES ARE THE INTERIOR FINISHED SURFACES OF THE PERMIETER WALLS OF THE UNIT;
 - THE LOWER HORIZONTAL BOUNDARY IS THE TOP SURFACE OF THE FLOOR SLAB BENEATH THE UNIT; AND
 - THE UPPER AND LOWER HORIZONTAL BOUNDARIES OF EACH UNIT SHALL BE FROM THE UNFINISHED FLOOR OR EACH UNIT TO THE UNFINISHED CEILING OF EACH UNIT.
- TIES SHOWN ARE TO OUTSIDE FACE OF BUILDINGS (GROUND LEVEL).
- EASEMENTS FOR THE PRIVATE DRIVE, AND PUBLIC AND PRIVATE UTILITIES WILL BE PROVIDED WITH A MAP OF DEDICATION TO BE PROCESSED WITH THE FINAL MAP FOR "MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL".
- NO POWER POLES EXIST ON-SITE.
- BUILDING HEIGHT WILL COMPLY WITH THE MOUNTAIN SHADOWS RESORT SPECIAL USE PERMIT REQUIREMENTS.

OWNER / DEVELOPER

MS CONDO HOTEL OWNER LLC
1900 NORTH AKARD STREET
DALLAS, TEXAS 75201
PHONE: (480) 951-1100
CONTACT: KRISTOPHER HARMAN

ARCHITECT

ALLEN + PHILP
7154 EAST STETSON DRIVE, FOURTH FLOOR
SCOTTSDALE, ARIZONA 85251
PHONE: (480) 990-2800
CONTACT: MATT KOSEDNAR

ENGINEER

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-0928
CONTACT: JOSEF PAPPAS, P.E.

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT MS CONDO HOTEL OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL" A CONDOMINIUM UPON LOT 131 OF "MOUNTAIN SHADOW RESORT UNIT 2 - AMENDED VII" AS RECORDED IN BOOK 1232 OF MAPS, PAGE 27, M.C.R. AND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS FINAL PLAT AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE BOUNDARIES OF THE CONDOMINIUM UNITS, AND THAT EACH UNIT SHALL BE KNOWN BY THE NUMBER OR LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT.

IN WITNESS WHEREOF:

MS CONDO 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.

MS CONDO HOTEL OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
KRISTOPHER HARMAN
ITS: AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS ____ DAY OF _____, 2015, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

_____, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

APPROVAL

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS
____ DAY OF _____, 2015.

BY: _____
MAYOR

ATTEST: _____
TOWN CLERK

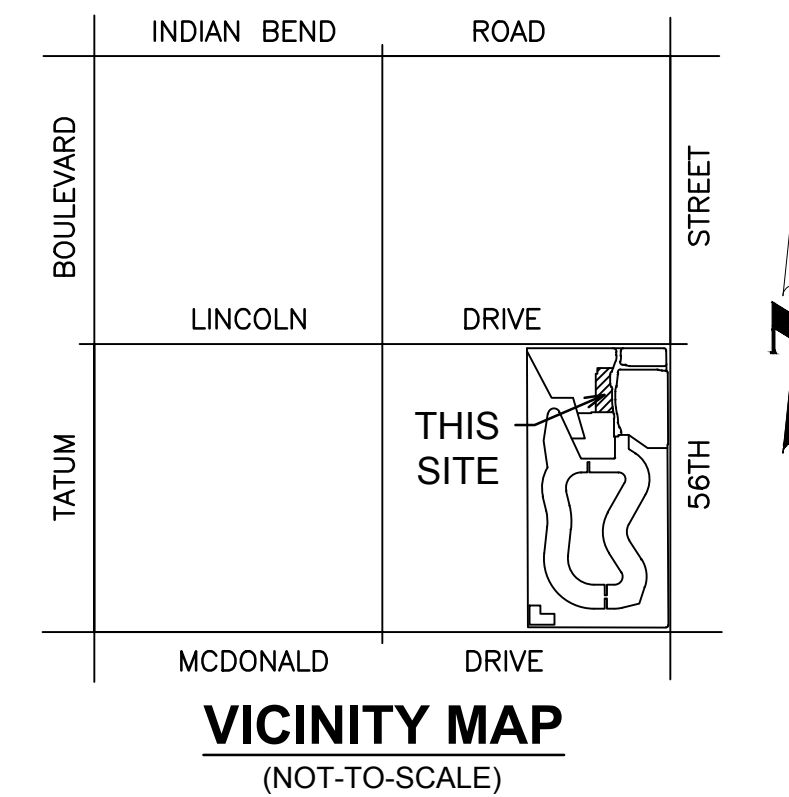
TOWN ENGINEER

PLANNING DIRECTOR

CERTIFICATION

I, LARRY E. SULLIVAN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF FOURTEEN (14) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 2015, 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.

BY: _____
LARRY E. SULLIVAN
REGISTRATION NUMBER 22782
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.COM



DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. 9-463.01 (C), AND SECTION 6-4 (E)(J), 8-7-1 ET. SEQ. AND 6-3-8 OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF ALLOWING STORM, FLOOD AND OTHER WATERS TO PASS OVER, UNDER, OR THROUGH THE LAND SET ASIDE FOR SUCH EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE, IMPEDE OR OBSTRUCT THE FLOW OF SUCH WATER, SHALL BE CONSTRUCTED, PLACED, PLANTED OR ALLOWED TO GROW ON OR IN SUCH EASEMENTS. THE MAINTENANCE AND CLEARING OF THESE DRAINAGE EASEMENTS SHALL BE THE SOLE RESPONSIBILITY AND DUTY OF THE OWNER OF THE PROPERTY ON WHICH SAID EASEMENTS ARE PLATTED. HOWEVER, IF THE TOWN DEEMS IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, THE TOWN OF PARADISE VALLEY MAY CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER SUCH EASEMENTS. AGENTS AND EMPLOYEES OF THE TOWN OF PARADISE VALLEY SHALL HAVE FREE ACCESS TO AND FROM ALL PORTIONS OF SUCH EASEMENTS AT ALL TIMES.

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF EPCOR WATER ARIZONA INC. - PARADISE VALLEY WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES AS PER ARIZONA DEPARTMENT OF WATER RESOURCES CERTIFICATE NUMBER 27-700839.0000 DATED NOVEMBER 12, 2015.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°16'59" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARK

WEST 1/4 CORNER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 4 EAST TOWN OF PARADISE VALLEY BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF 56TH STREET & LINCOLN
ELEVATION = 1363.42 (NAVD 88)
MCDOT GDACS NO. 24534-1
N: 20751.98, E: 86642.68

UTILITY PROVIDERS

SEWER	CITY OF PHOENIX
WATER	EPCOR WATER
TELEPHONE	CENTURYLINK
CABLE	COX COMMUNICATIONS
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE

SITE DATA

APN	169-30-102
EXISTING ZONING	S.U.P. - RESORT
TOTAL UNITS	44

LEGEND

---▲---	INDICATES SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
---○---	INDICATES FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION PER M.A.G. STD. DET. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
---	INDICATES INTERIOR BOUNDARY
---	INDICATES EXTERIOR FACE / COMMON WALL
---	INDICATES FLOOR LIMITS
U.E.	INDICATES UTILITY EASEMENT PER BOOK 1232 OF MAPS, PAGE 27, M.C.R.
C1	INDICATES CURVE NUMBER
P11	INDICATES DESIGNATED PARKING SPACE NUMBER
U11	INDICATES DESIGNATED STORAGE ROOM NUMBER

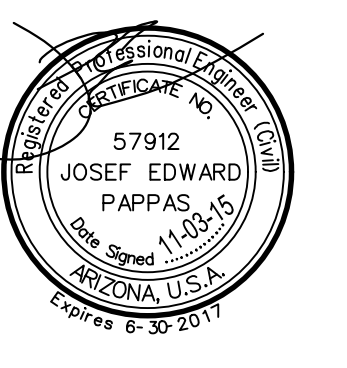
SHEET INDEX

1	COVER SHEET, DEDICATION, NOTES
2	BOUNDARY MAP
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4	SECOND LEVEL PLAN
5	THIRD LEVEL PLAN
6	PARKING GARAGE
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14	VERTICAL SCHEMATIC

NO.	REVISION	DATE

PRELIMINARY MAP

MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL
PARADISE VALLEY, ARIZONA



1 SHEET OF 14

GROSS AREA = 1.337 ACRES

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CVL Project #: 01-0245801
CVL File #:

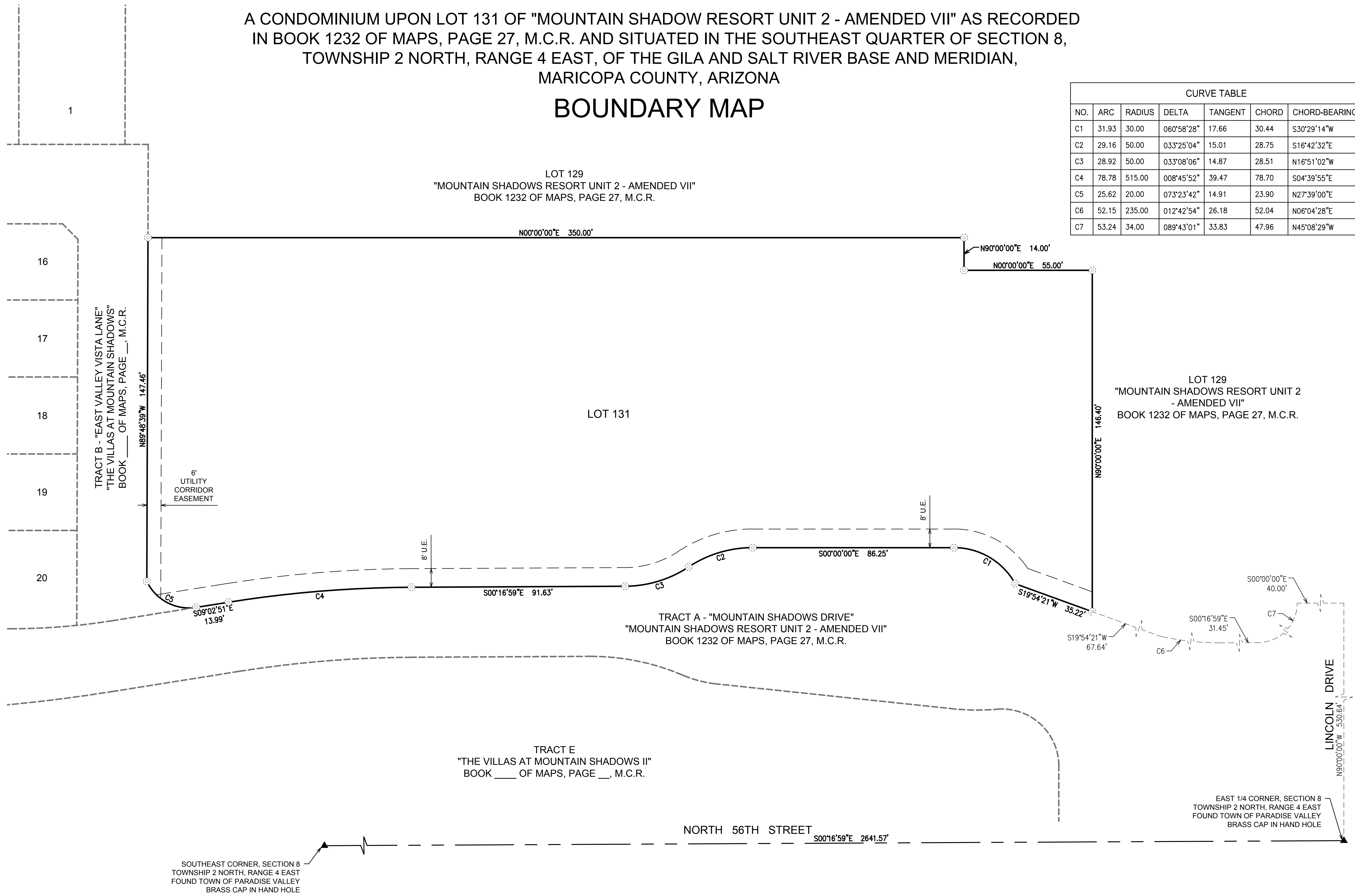
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BOUNDARY MAP

CURVE TABLE						
NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	31.93	30.00	060°58'28"	17.66	30.44	S30°29'14"W
C2	29.16	50.00	033°25'04"	15.01	28.75	S16°42'32"E
C3	28.92	50.00	033°08'06"	14.87	28.51	N16°51'02"W
C4	78.78	515.00	008°45'52"	39.47	78.70	S04°39'55"E
C5	25.62	20.00	073°23'42"	14.91	23.90	N27°39'00"E
C6	52.15	235.00	012°42'54"	26.18	52.04	N06°04'28"E
C7	53.24	34.00	089°43'01"	33.83	47.96	N45°08'29"W

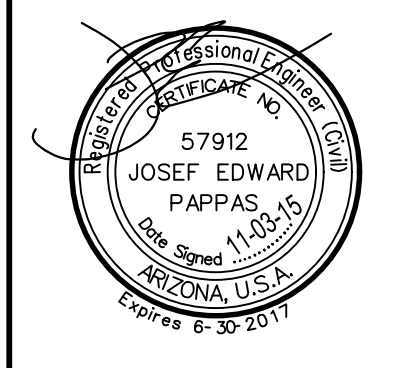


NO.	REVISION	DATE

PRELIMINARY MAP

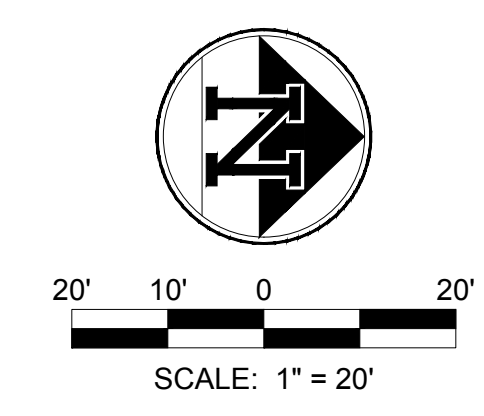
MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL
PARADISE VALLEY, ARIZONA

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02 SHEET OF 14

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CVL File #:



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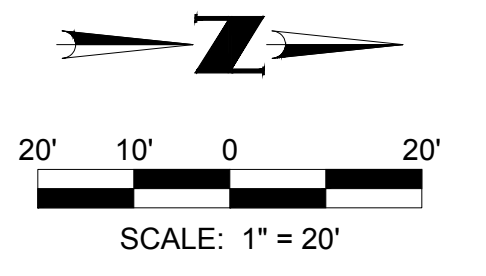
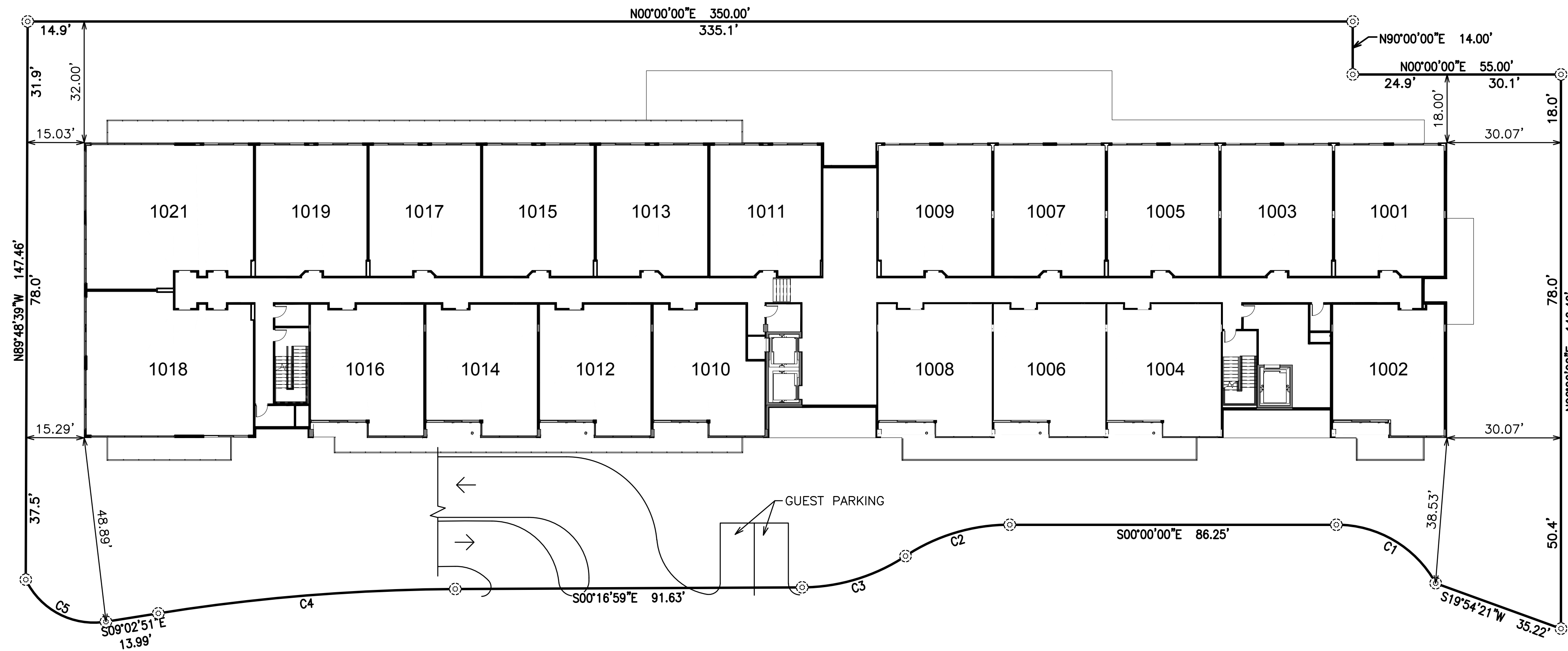
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FIRST LEVEL PLAN

CURVE TABLE						
NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	31.93	30.00	060°58'28"	17.66	30.44	S30°29'14"W
C2	29.16	50.00	033°25'04"	15.01	28.75	S16°42'32"E
C3	28.92	50.00	033°08'06"	14.87	28.51	N16°51'02"W
C4	78.78	515.00	008°45'52"	39.47	78.70	S04°39'55"E
C5	25.62	20.00	073°23'42"	14.91	23.90	N27°39'00"E
C6	52.15	235.00	012°42'54"	26.18	52.04	N06°04'28"E
C7	53.24	34.00	089°43'01"	33.83	47.96	N45°08'29"W



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PARADISE VALLEY, ARIZONA



3 SHEET OF 14

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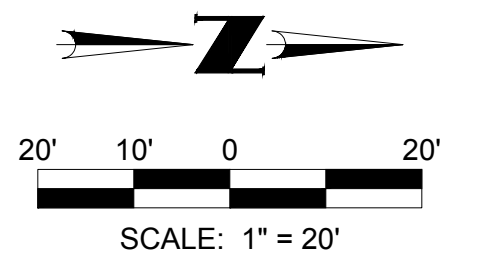
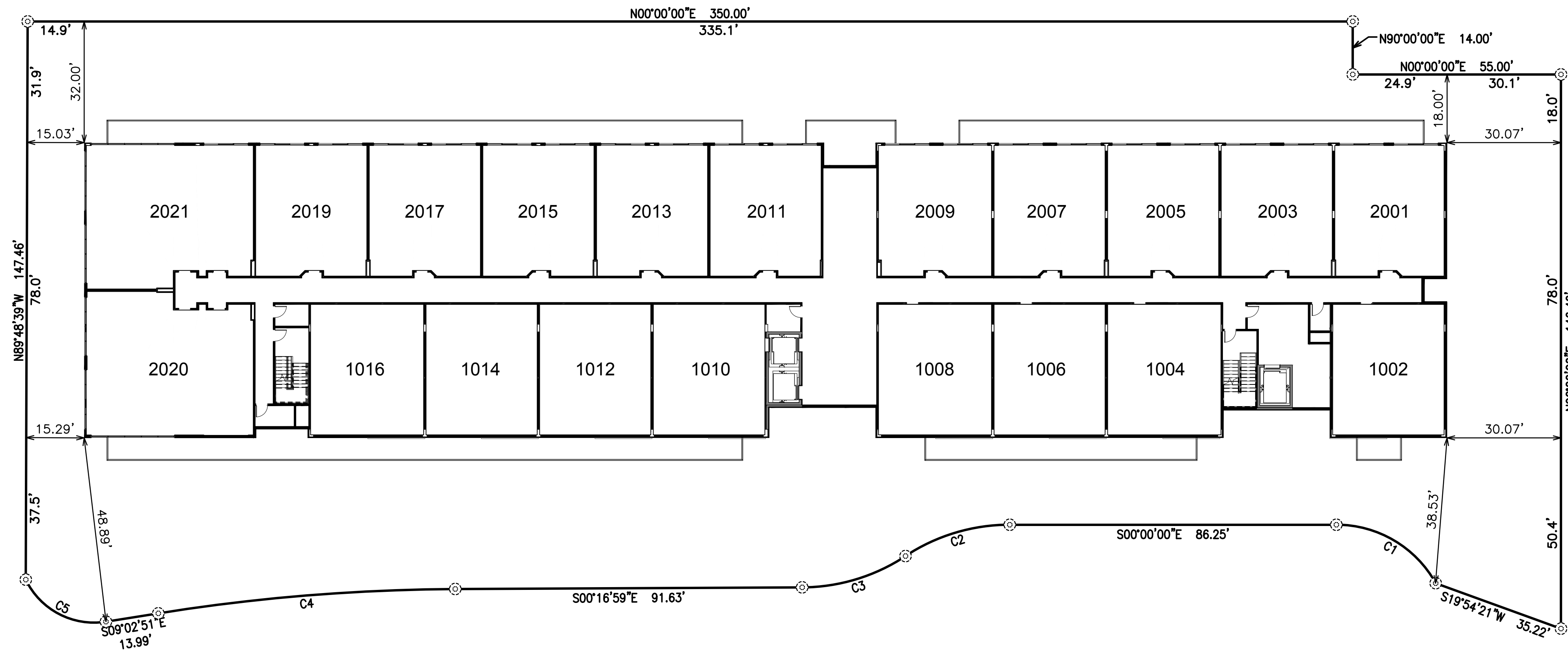
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SECOND LEVEL PLAN

CURVE TABLE						
NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	31.93	30.00	060°58'28"	17.66	30.44	S30°29'14"W
C2	29.16	50.00	033°25'04"	15.01	28.75	S16°42'32"E
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C4	78.78	515.00	008°45'52"	39.47	78.70	S04°39'55"E
C5	25.62	20.00	073°23'42"	14.91	23.90	N27°39'00"E
C6	52.15	235.00	012°42'54"	26.18	52.04	N06°04'28"E
C7	53.24	34.00	089°43'01"	33.83	47.96	N45°08'29"W



NO.	REVISION	DATE

PRELIMINARY MAP

MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL
PARADISE VALLEY, ARIZONA

4 SHEET OF 14

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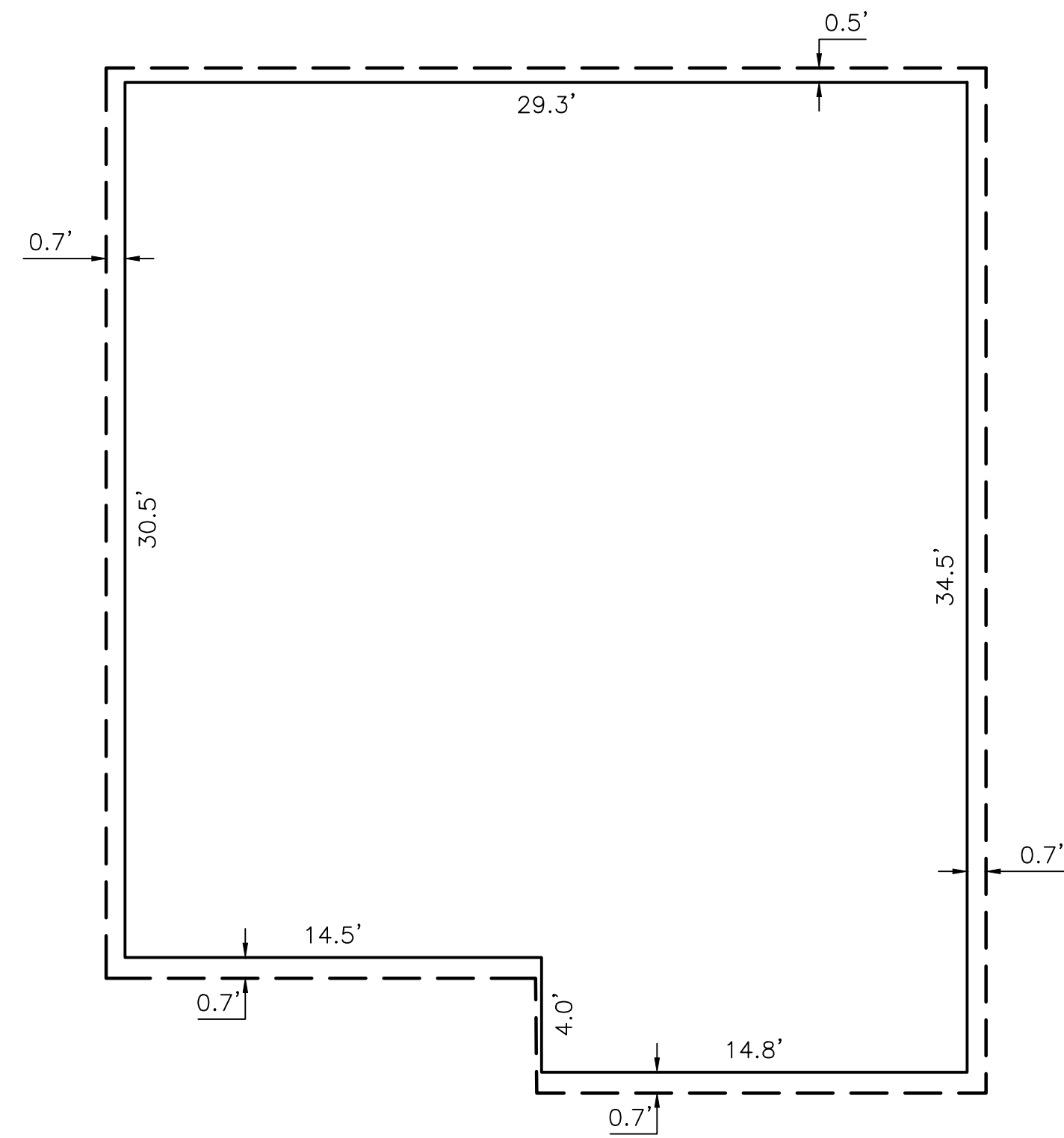
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PRELIMINARY MAP

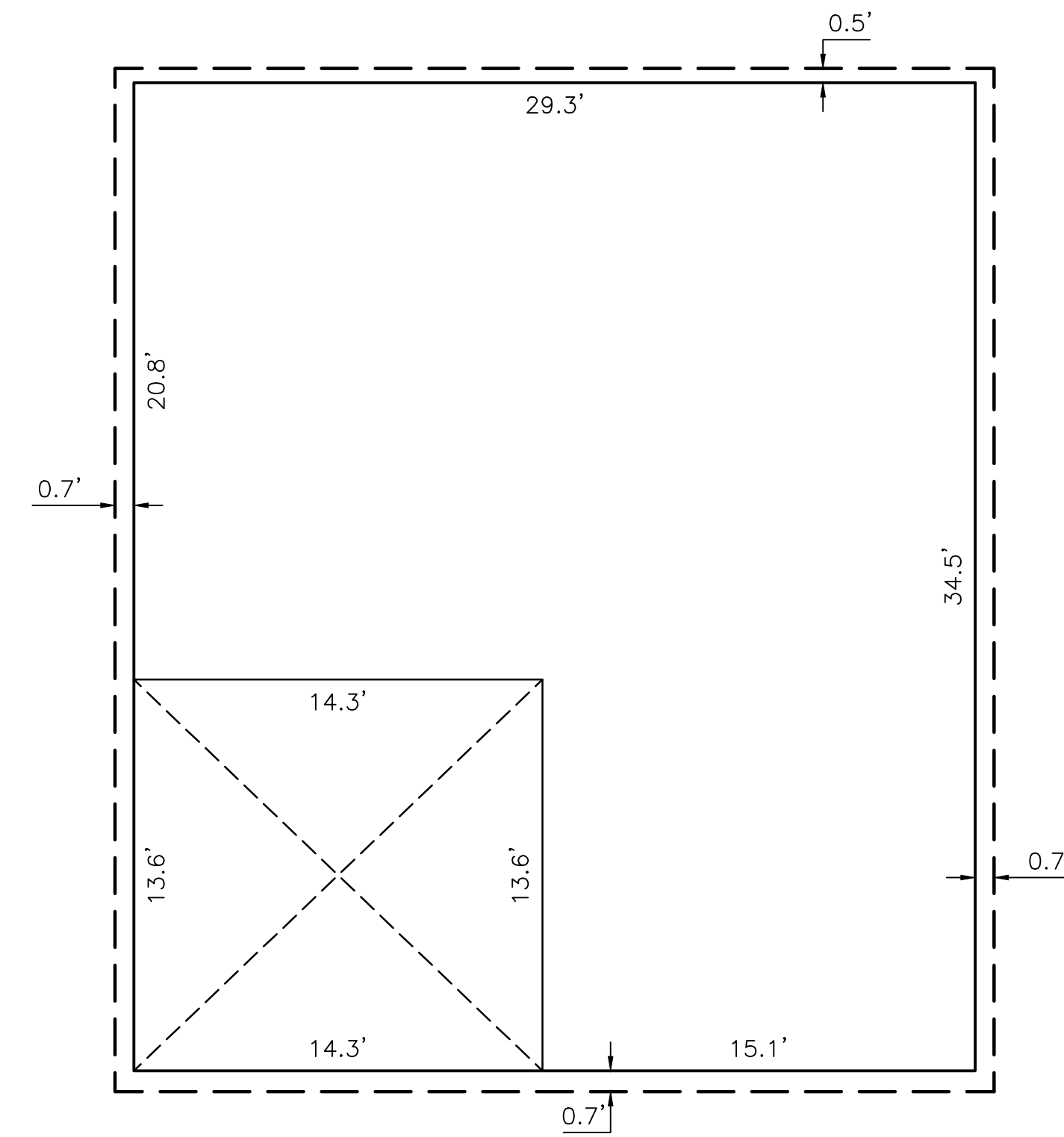
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UNIT PLANS



FIRST LEVEL PLAN

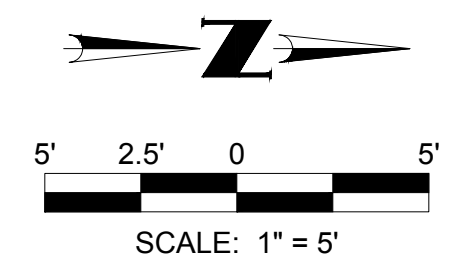


SECOND LEVEL PLAN

UNIT TYPE A		
UNIT NO.	LOWER UNIT BOUNDARY	UPPER UNIT BOUNDARY
1004		
1006		
1008		
1012		
1014		
1016		

LEGEND

- INDICATES INTERIOR BOUNDARY
- - - - INDICATES EXTERIOR FACE / COMMON WALL
- INDICATES FLOOR LIMITS



SCALE: 1" = 5'

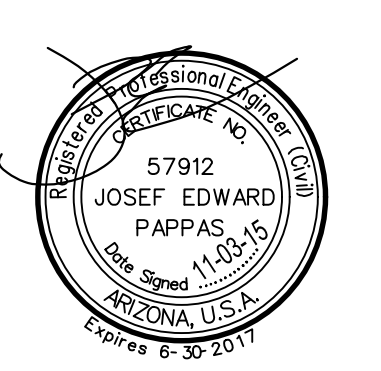


NO.	REVISION	DATE

PRELIMINARY MAP

MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL
PARADISE VALLEY, ARIZONA

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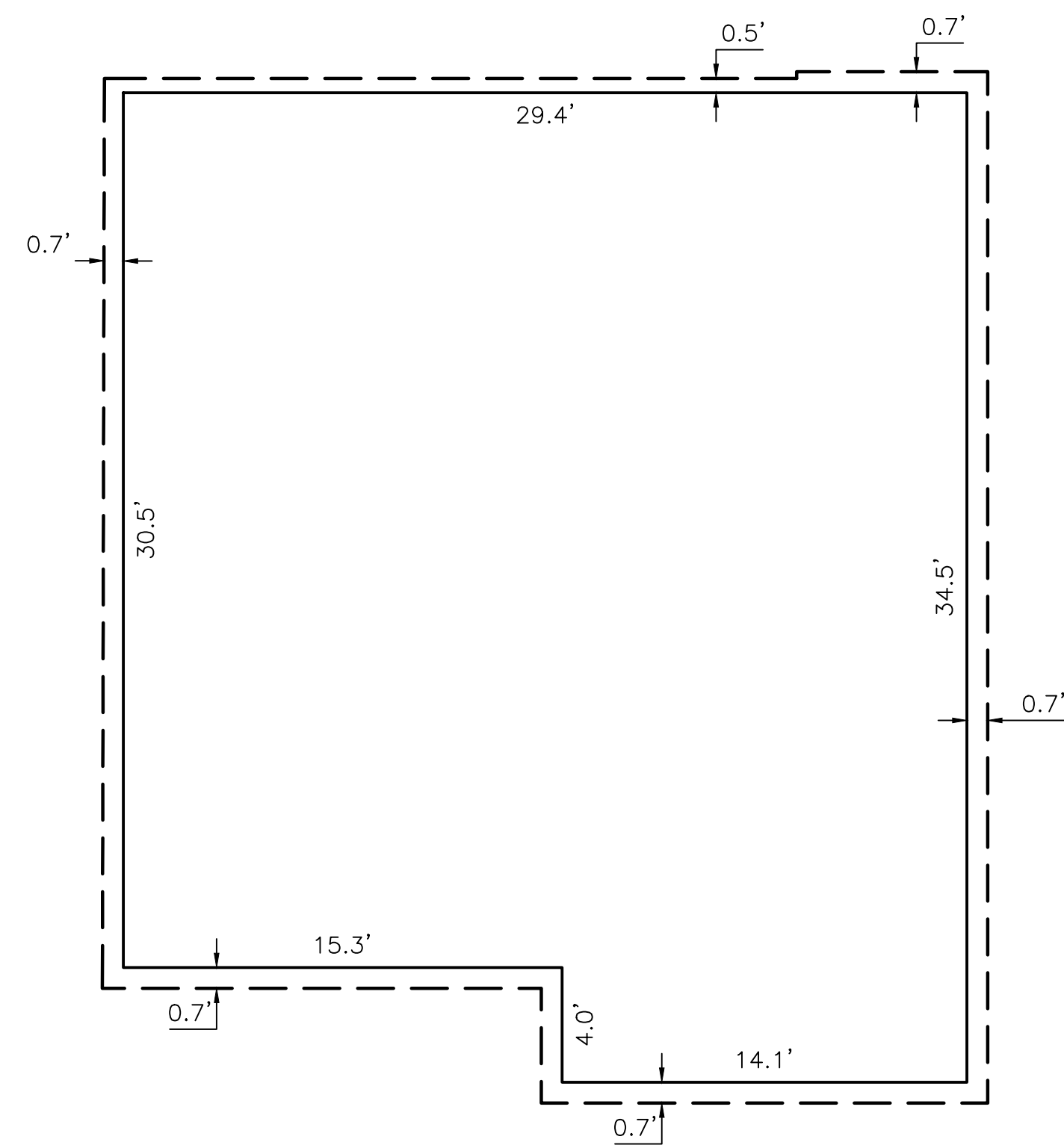
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PRELIMINARY MAP

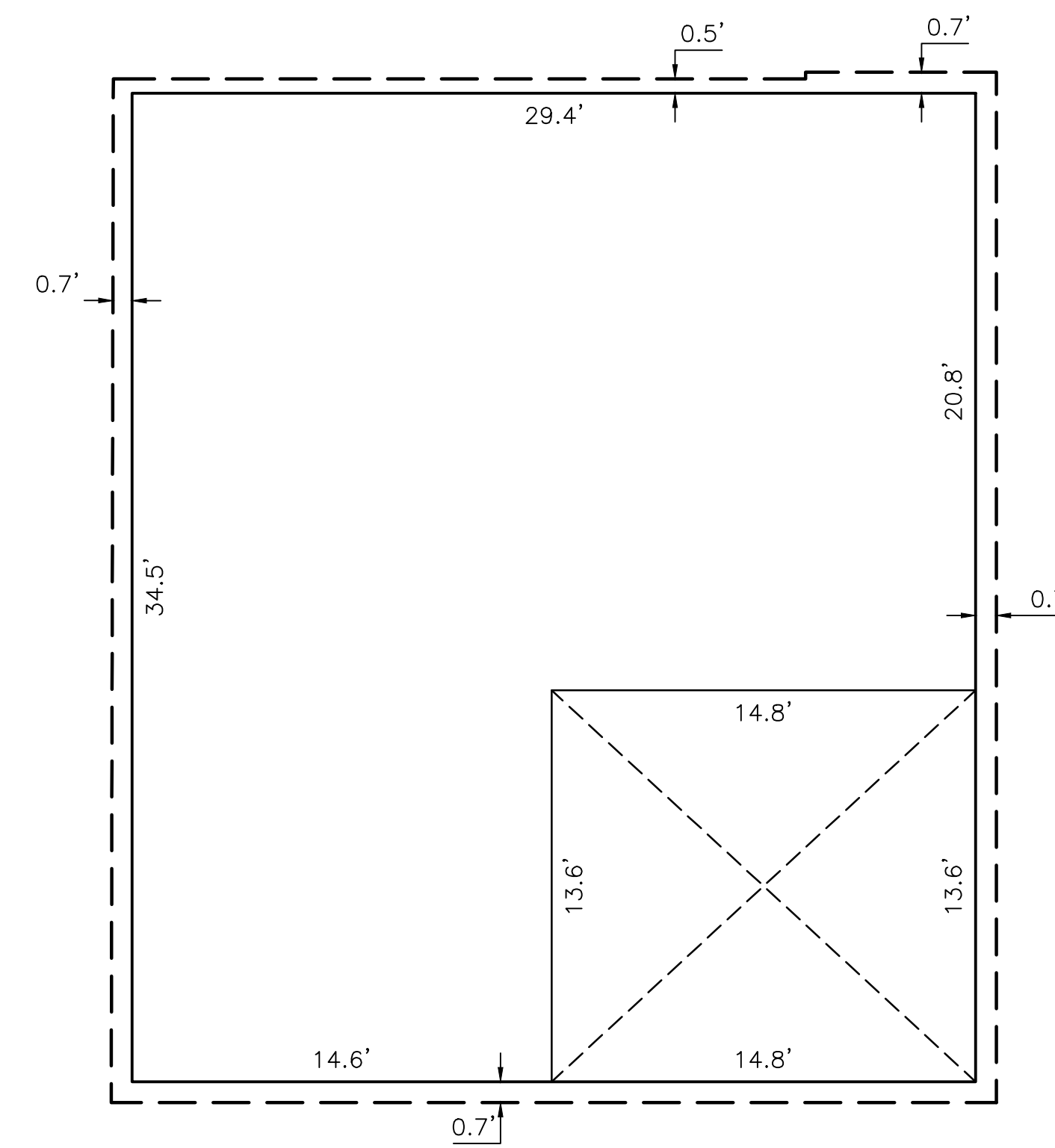
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UNIT PLANS



FIRST LEVEL PLAN

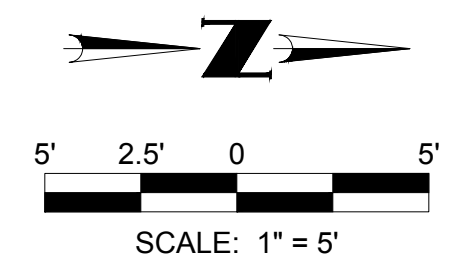


SECOND LEVEL PLAN

UNIT TYPE B		
UNIT NO.	LOWER UNIT BOUNDARY	UPPER UNIT BOUNDARY
1002		

LEGEND

- INDICATES INTERIOR BOUNDARY
- - - - INDICATES EXTERIOR FACE / COMMON WALL
- INDICATES FLOOR LIMITS



SCALE: 1" = 5'

NO.	REVISION	DATE

PRELIMINARY MAP

MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL
PARADISE VALLEY, ARIZONA

8 SHEET OF 14

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CVL Project #: 01-0245801
CVL File #:

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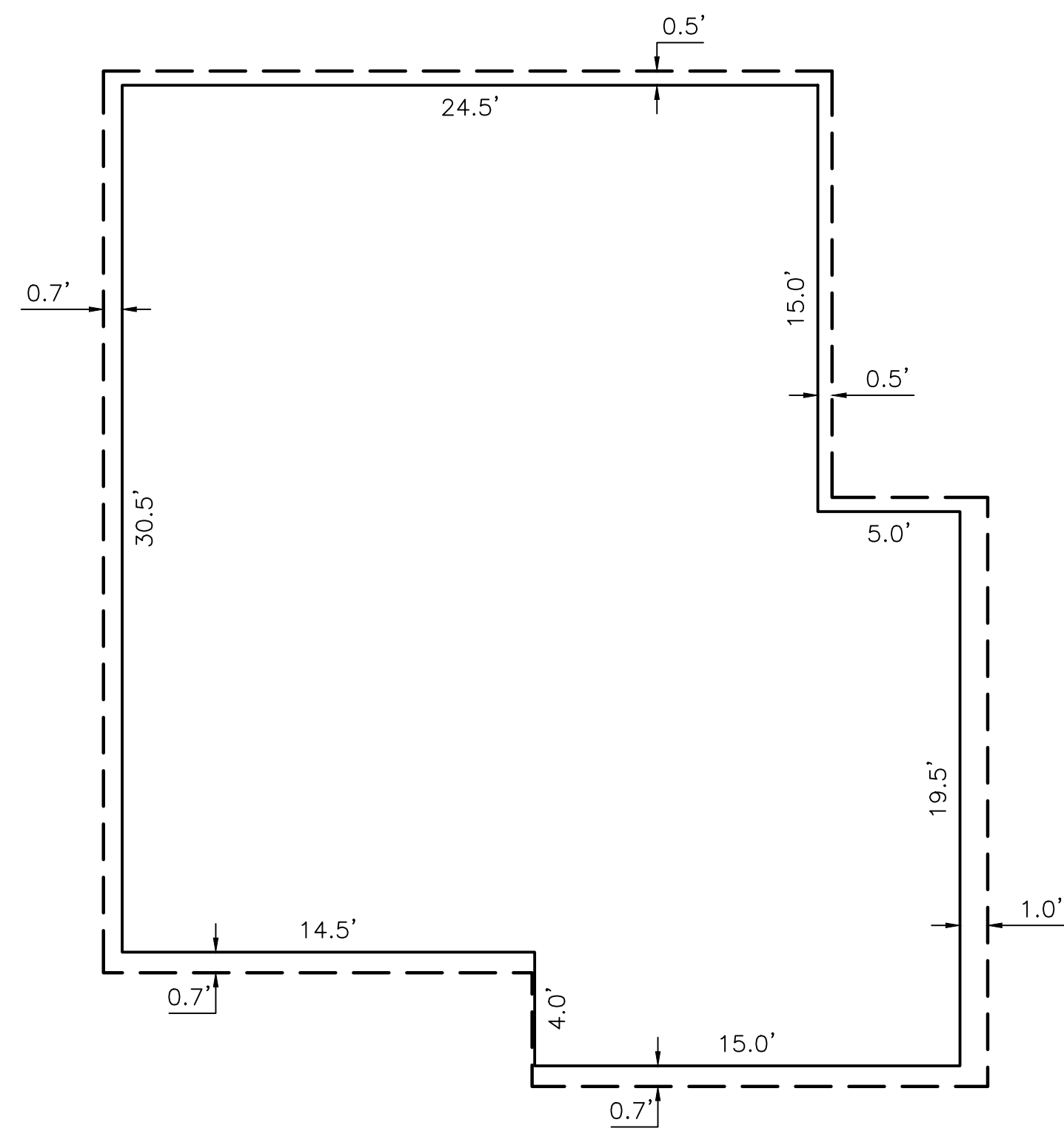
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PRELIMINARY MAP

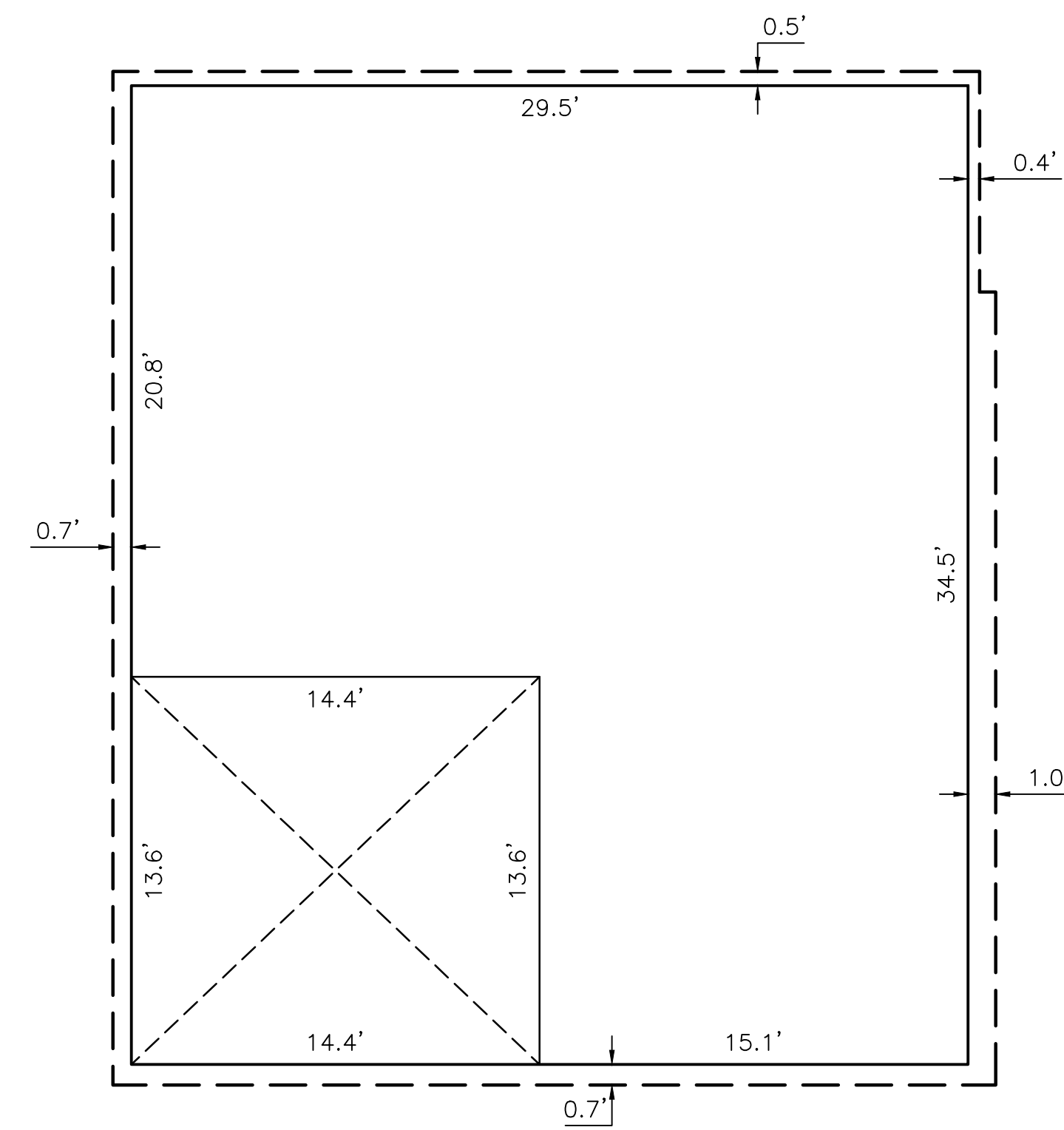
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UNIT PLANS



FIRST LEVEL PLAN

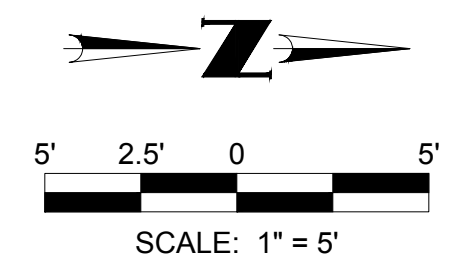


SECOND LEVEL PLAN

UNIT TYPE C		
UNIT NO.	LOWER UNIT BOUNDARY	UPPER UNIT BOUNDARY
1010		

LEGEND

- INDICATES INTERIOR BOUNDARY
- - - INDICATES EXTERIOR FACE / COMMON WALL
- INDICATES FLOOR LIMITS



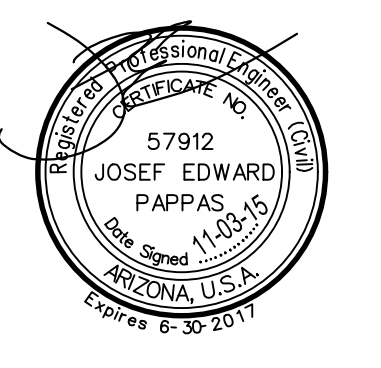
SCALE: 1" = 5'

NO.	REVISION	DATE

PRELIMINARY MAP

MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL
PARADISE VALLEY, ARIZONA

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9 SHEET OF 14

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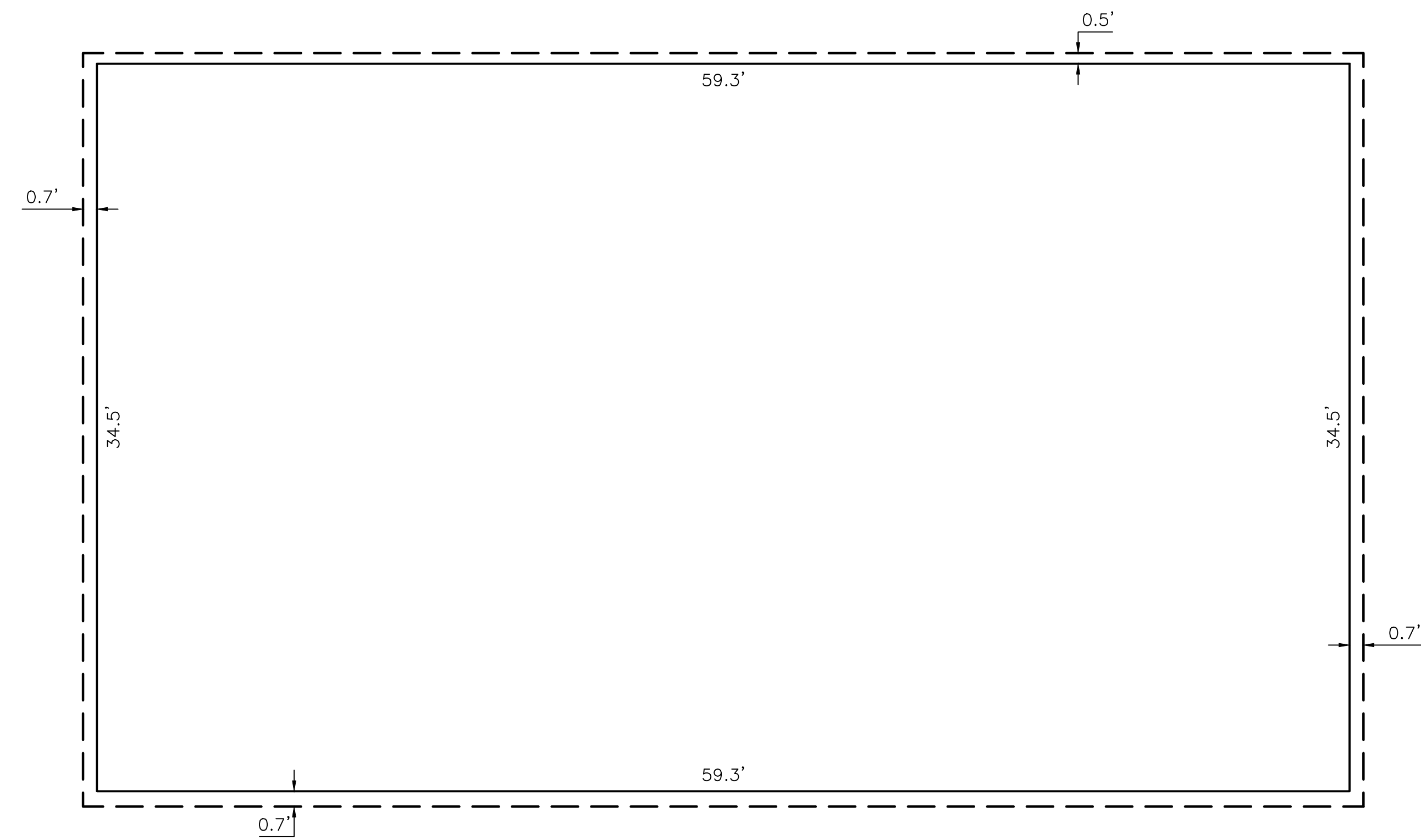
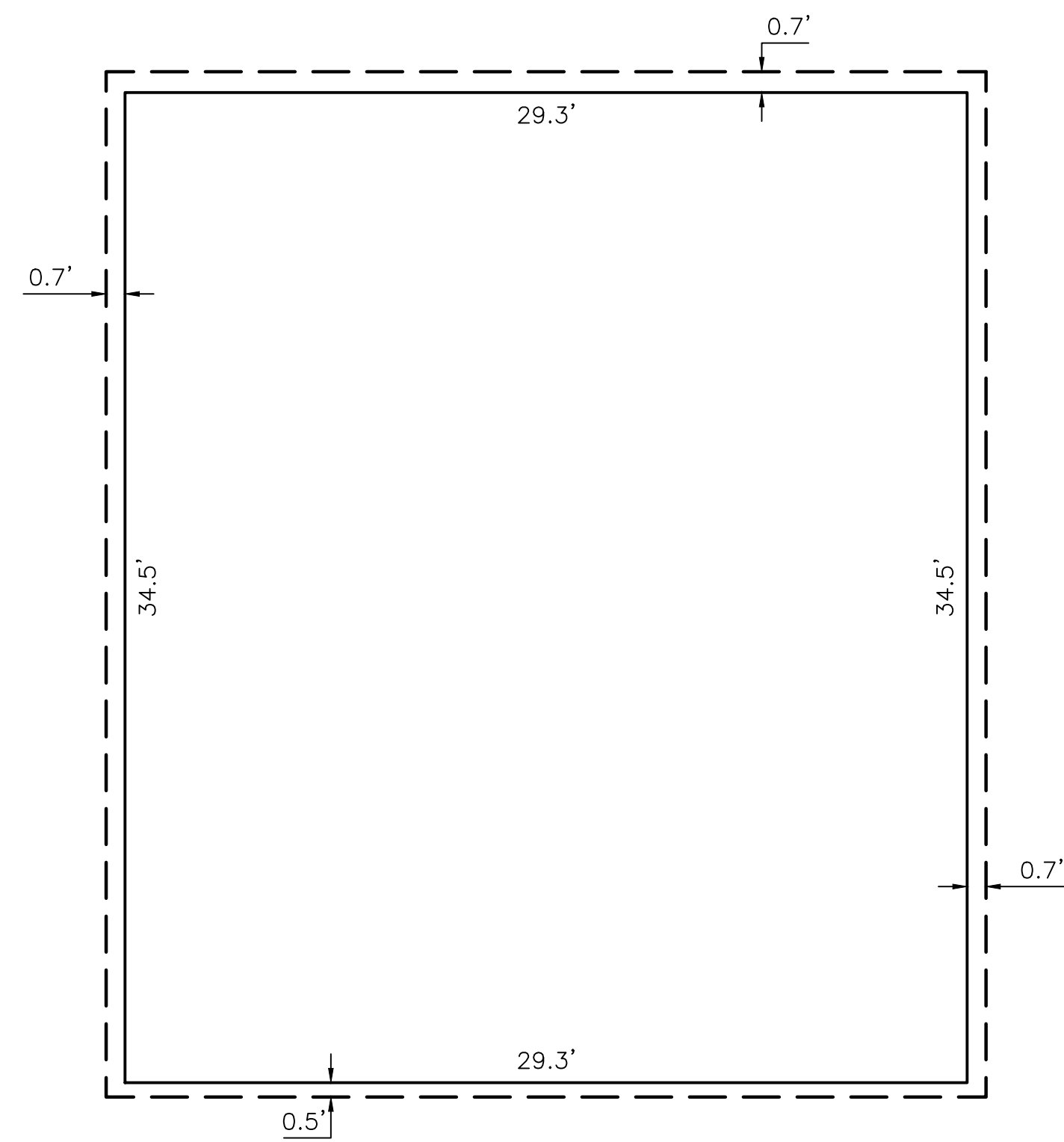
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UNIT PLANS

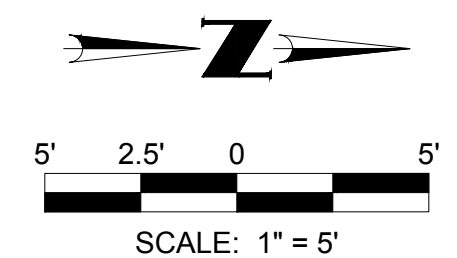


UNIT TYPE D		
UNIT NO.	LOWER UNIT BOUNDARY	UPPER UNIT BOUNDARY
1001		
1003		
1005		
1007		
1009		
1011		
1013		
1015		
1017		
1019		
2001		
2003		
2005		
2007		
2009		
2011		
2013		
2015		
2017		
2019		

UNIT TYPE H		
UNIT NO.	LOWER UNIT BOUNDARY	UPPER UNIT BOUNDARY
3006		
3008		

LEGEND

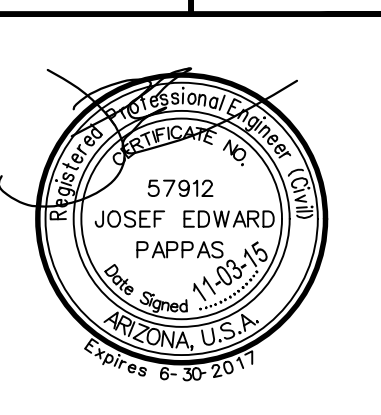
- INDICATES INTERIOR BOUNDARY
- - - INDICATES EXTERIOR FACE / COMMON WALL
- INDICATES FLOOR LIMITS



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PRELIMINARY MAP

MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL
PARADISE VALLEY, ARIZONA



10 SHEET OF 14

CVL Contact: J. PAPPAS
CVL Project #: 01-0245801
CVL File #:



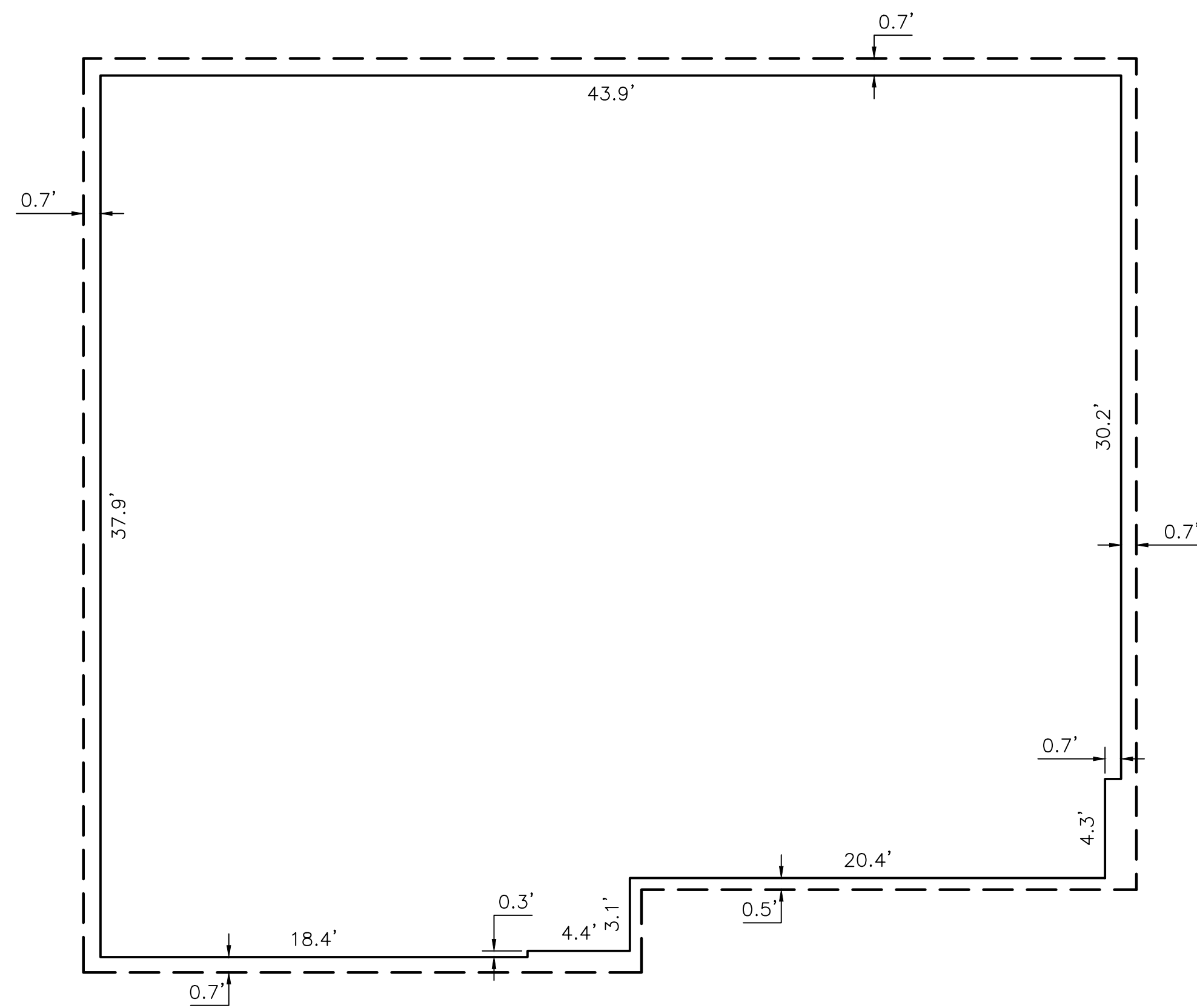
Coe & Van Loo Consultants, Inc.

PRELIMINARY MAP

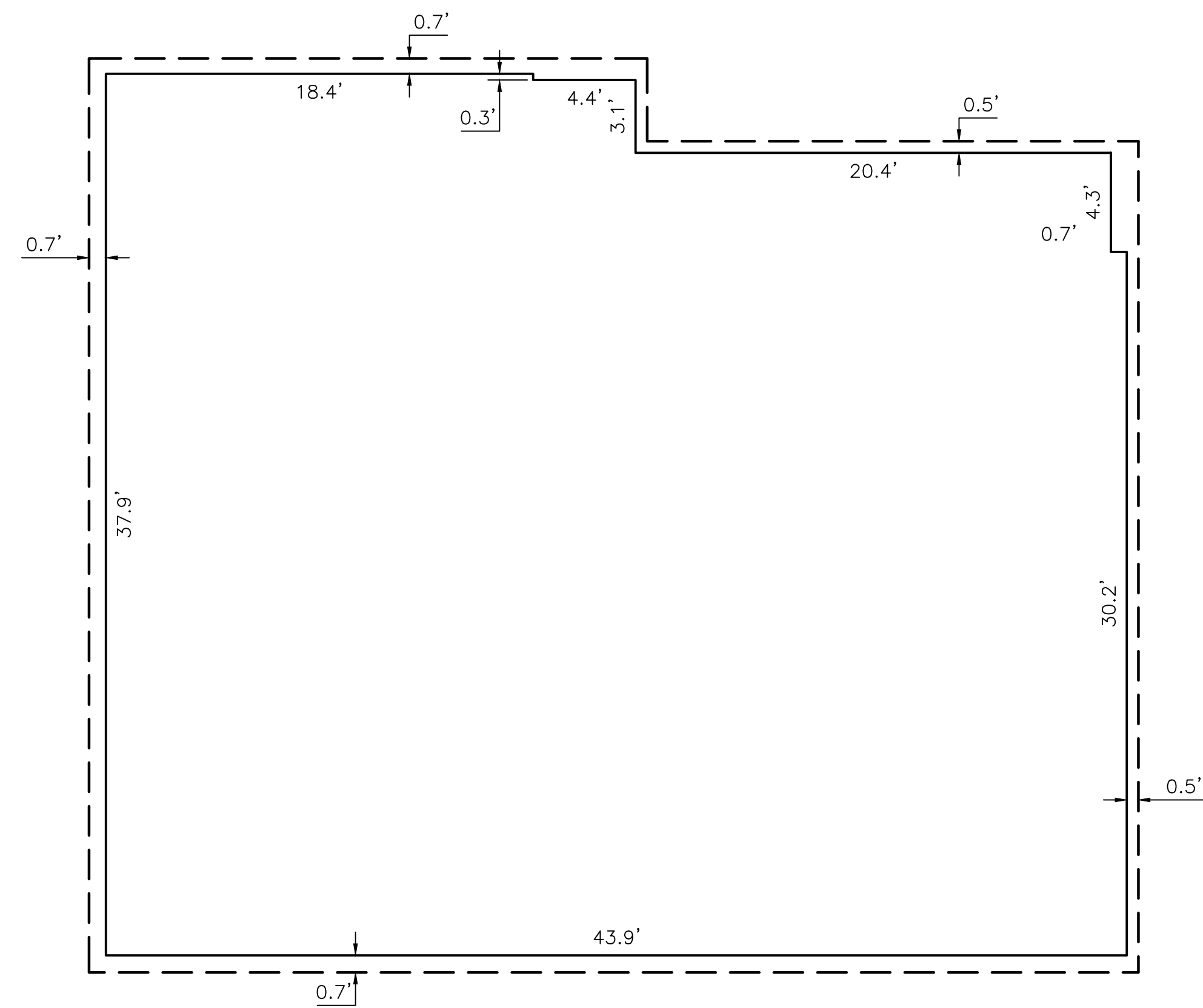
"MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL"

A CONDOMINIUM UPON LOT 131 OF "MOUNTAIN SHADOW RESORT UNIT 2 - AMENDED VII" AS RECORDED IN BOOK 1232 OF MAPS, PAGE 27, M.C.R. AND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

UNIT PLANS



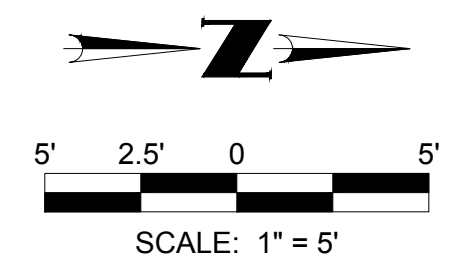
UNIT TYPE E		
UNIT NO.	LOWER UNIT BOUNDARY	UPPER UNIT BOUNDARY
1021		
2021		



UNIT TYPE F		
UNIT NO.	LOWER UNIT BOUNDARY	UPPER UNIT BOUNDARY
1018		
2020		

LEGEND

- INDICATES INTERIOR BOUNDARY
- - - - INDICATES EXTERIOR FACE / COMMON WALL
- INDICATES FLOOR LIMITS

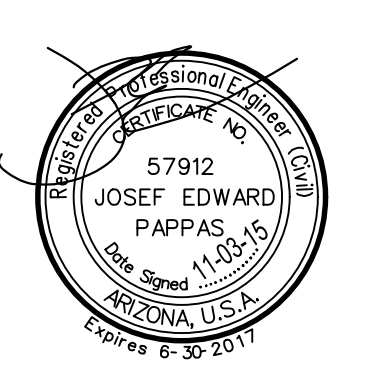


NO.	REVISION	DATE

PRELIMINARY MAP

MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL
PARADISE VALLEY, ARIZONA

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11 SHEET OF 14

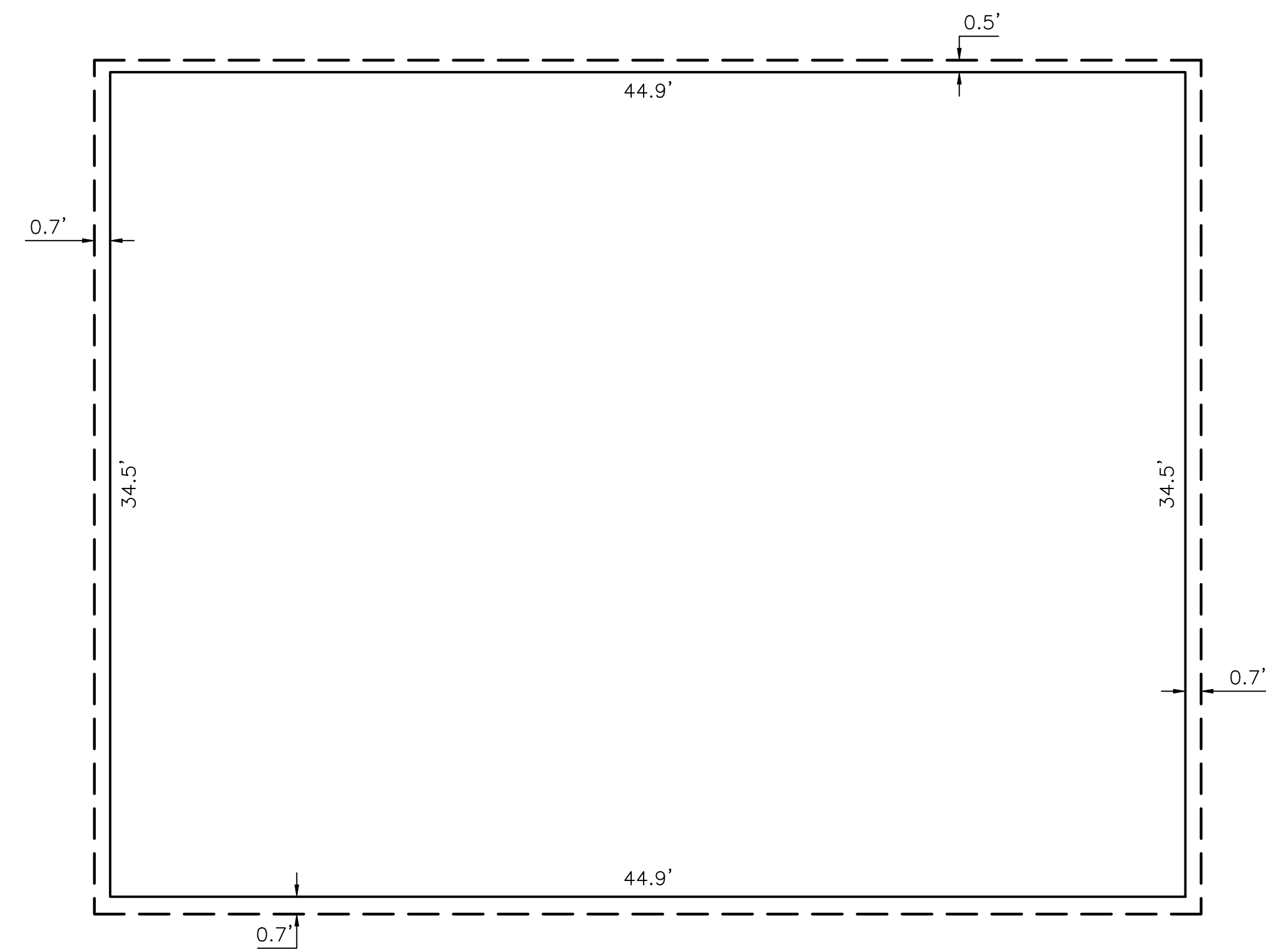
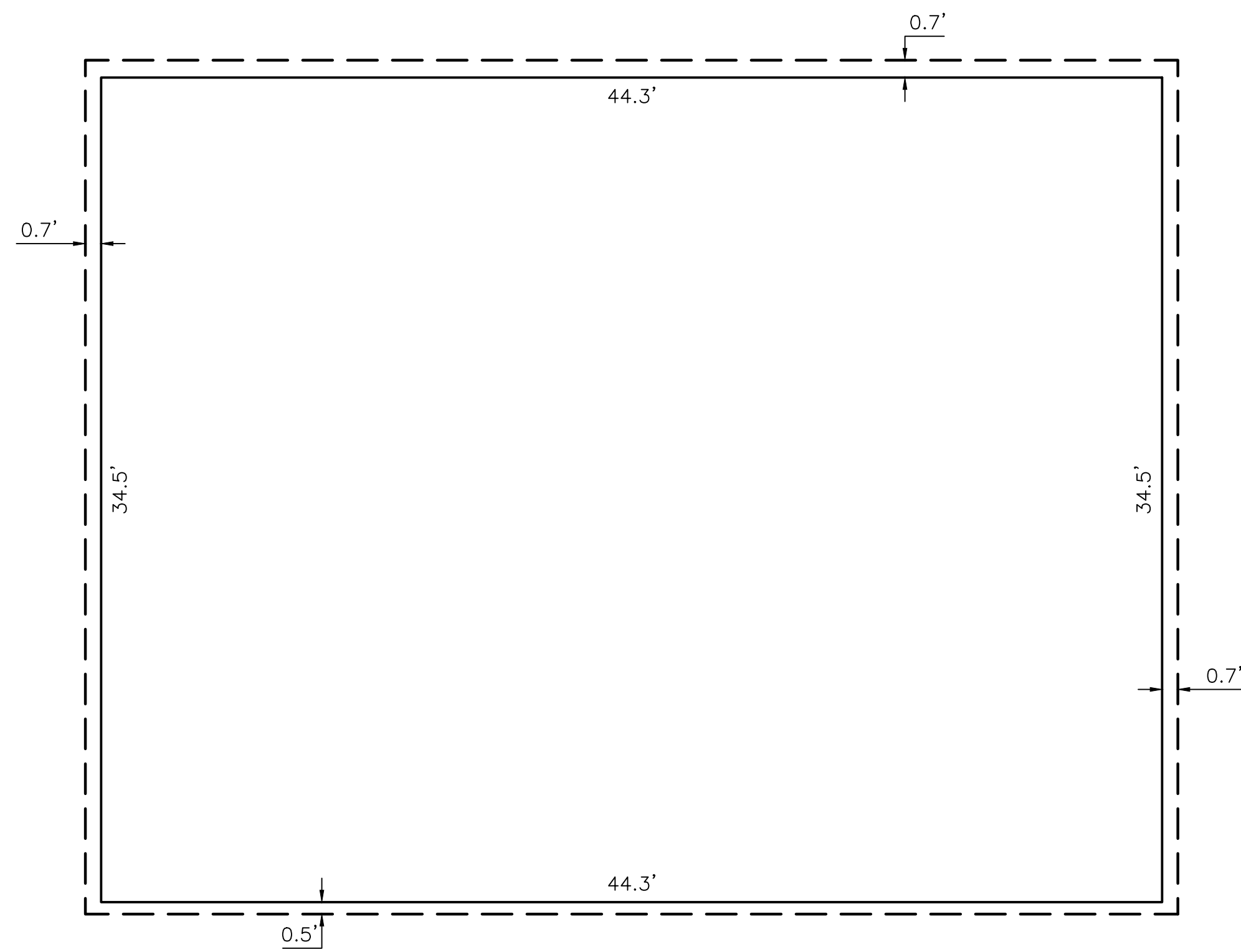
CVL Contact: J. PAPPAS
CVL Project #: 01-0245801
CVL File #:

PRELIMINARY MAP

"MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL"

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UNIT PLANS

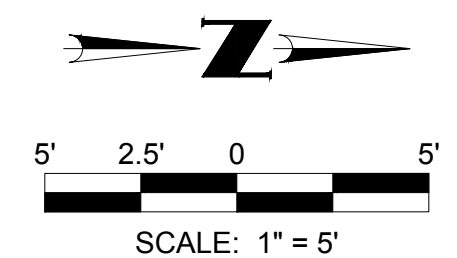


UNIT TYPE G-1		
UNIT NO.	LOWER UNIT BOUNDARY	UPPER UNIT BOUNDARY
3003		
3005		
3007		
3009		
3011		
3013		

UNIT TYPE G-2		
UNIT NO.	LOWER UNIT BOUNDARY	UPPER UNIT BOUNDARY
3002		
3004		

LEGEND

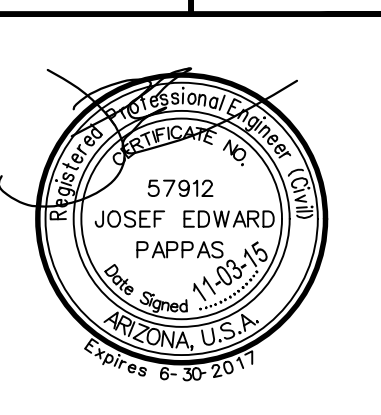
- INDICATES INTERIOR BOUNDARY
- INDICATES EXTERIOR FACE / COMMON WALL
- INDICATES FLOOR LIMITS



NO.	REVISION	DATE

PRELIMINARY MAP

MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL
PARADISE VALLEY, ARIZONA



12 SHEET OF 14

CVL Contact: J. PAPPAS
CVL Project #: 01-0245801
CVL File #:

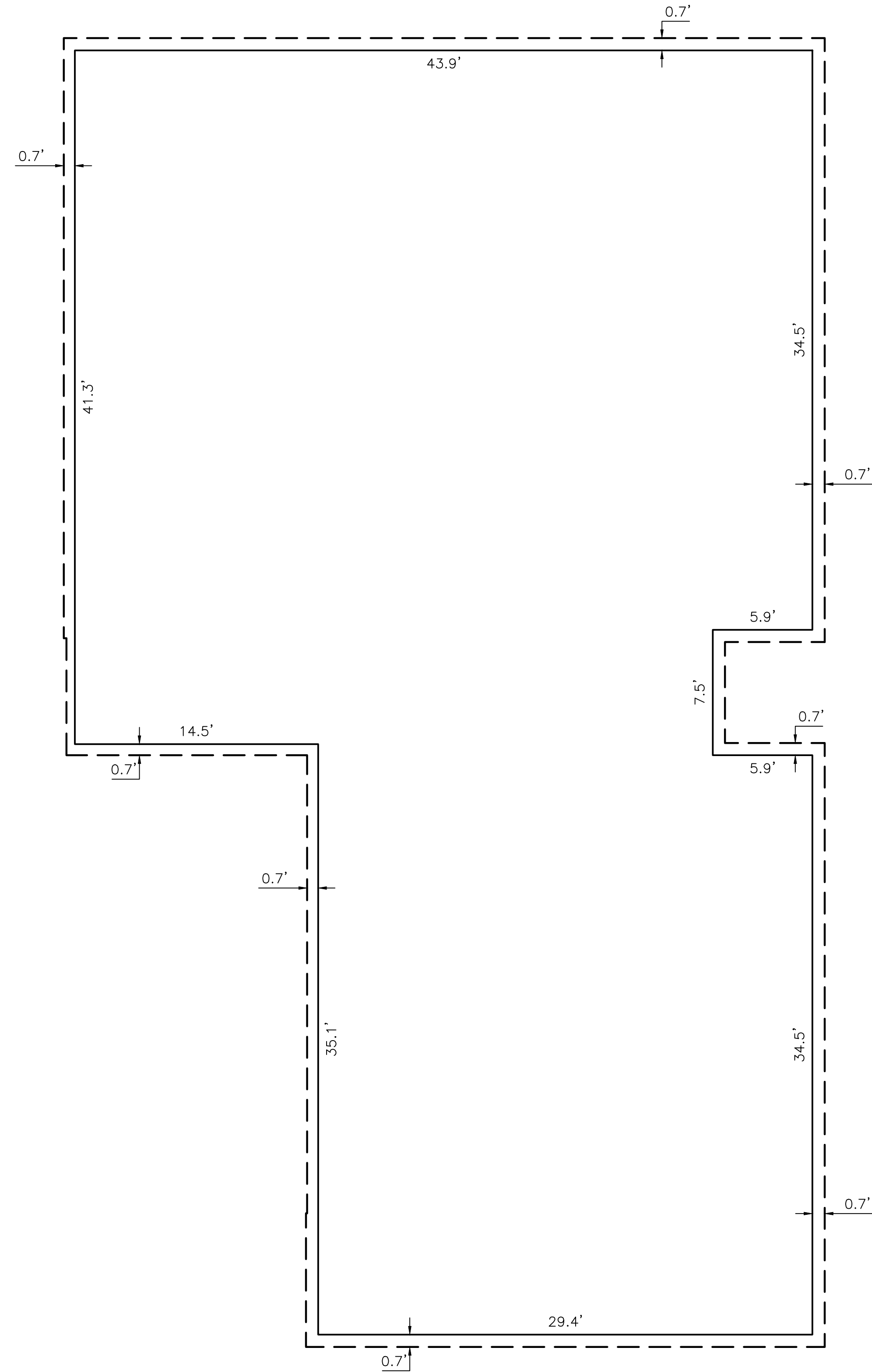
CVL CONSULTANTS
4560 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

PRELIMINARY MAP

"MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL"

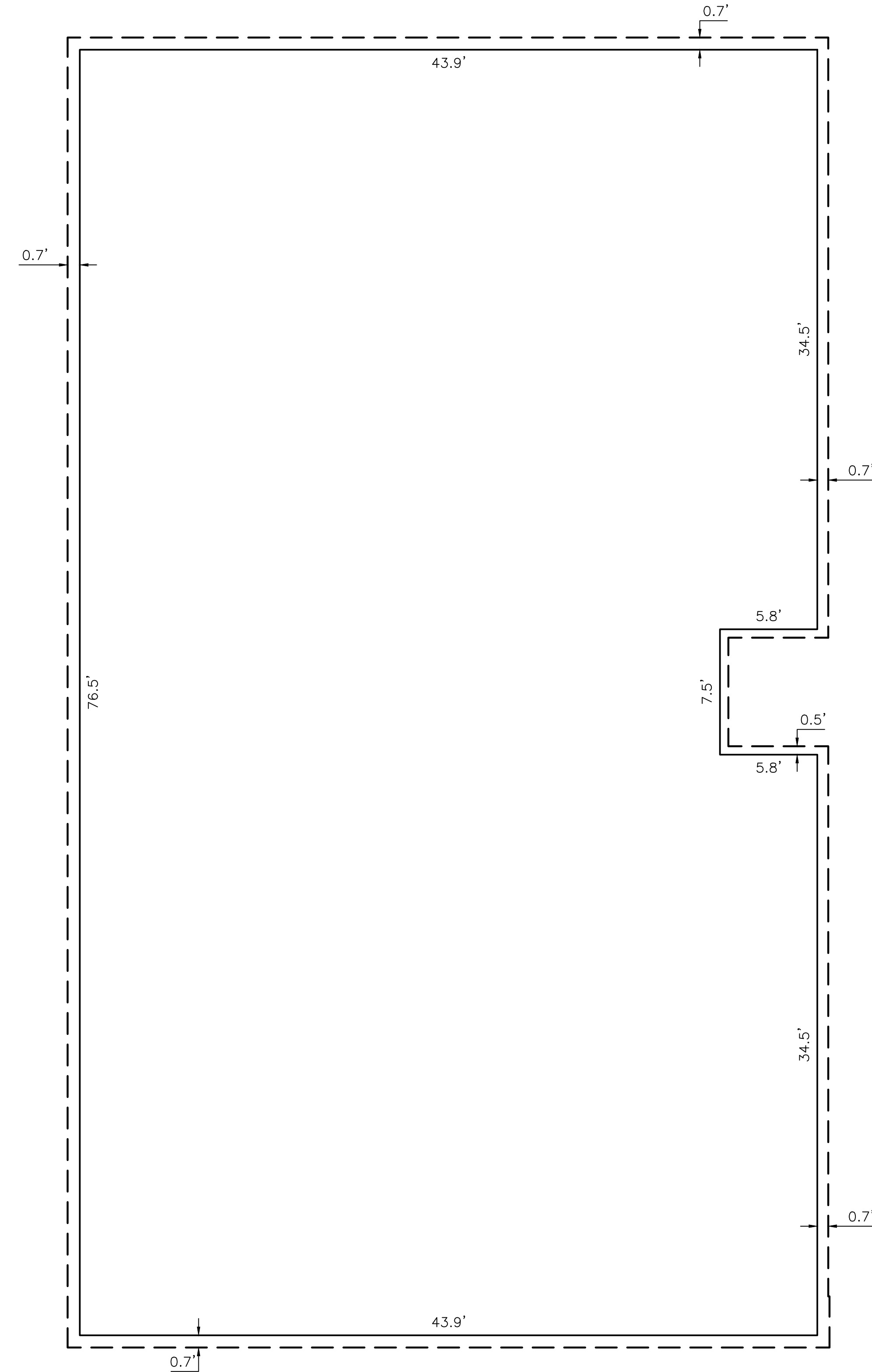
A CONDOMINIUM UPON LOT 131 OF "MOUNTAIN SHADOW RESORT UNIT 2 - AMENDED VII" AS RECORDED
 IN BOOK 1232 OF MAPS, PAGE 27, M.C.R. AND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8,
 TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
 MARICOPA COUNTY, ARIZONA

UNIT PLANS

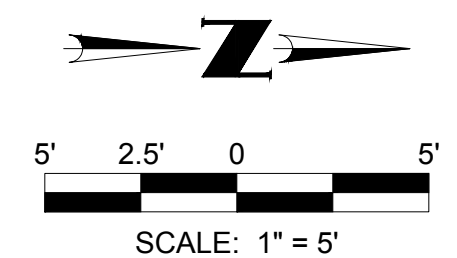


UNIT TYPE I		
UNIT NO.	LOWER UNIT BOUNDARY	UPPER UNIT BOUNDARY
3001		

- LEGEND**
- INDICATES INTERIOR BOUNDARY
 - - - INDICATES EXTERIOR FACE / COMMON WALL
 - INDICATES FLOOR LIMITS



UNIT TYPE J		
UNIT NO.	LOWER UNIT BOUNDARY	UPPER UNIT BOUNDARY
3010		

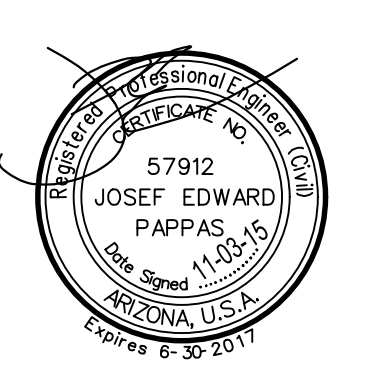


NO.	REVISION	DATE

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PRELIMINARY MAP

MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL
 PARADISE VALLEY, ARIZONA



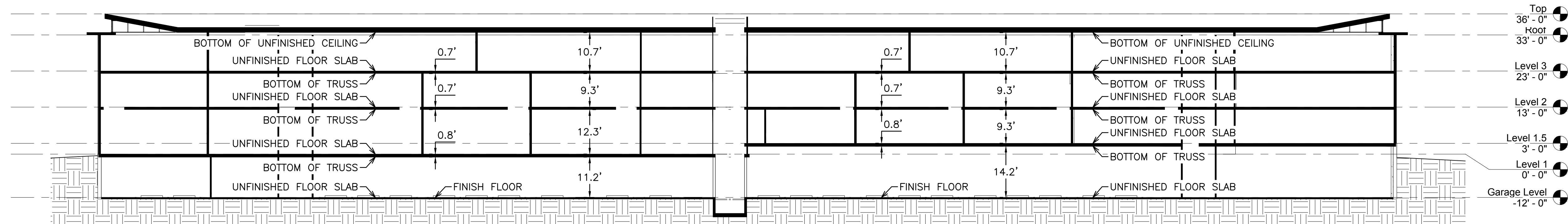
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PRELIMINARY MAP

"MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL"

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VERTICAL SCHEMATIC



VERTICAL SCHEMATIC

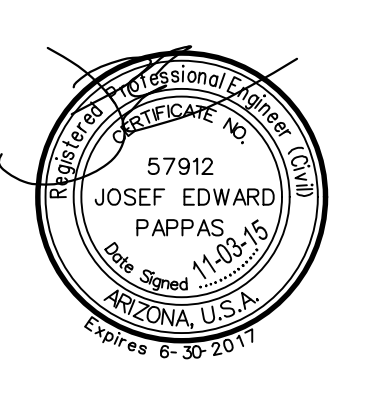


NO.	REVISION	DATE

PRELIMINARY MAP

MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL
PARADISE VALLEY, ARIZONA

Coe & Van Loo Consultants, Inc.



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