

**TOWN OF PARADISE VALLEY**  
**APPLICATION FOR FINAL PLAT**

PLEASE MARK THE APPROPRIATE BOX FOR APPLICATION.

PARCEL NO.: MA - 36 - 188A  
174 - 36 - 002X DATE: \_\_\_\_\_  
(County Tax Assessor Number)

NAME OF SUBDIVISION: IRONWOOD GOLF VILLAGES

ADDRESS OR LOCATION OF PROPERTY: THE NORTHWEST CORNER  
OF EAST NORTHERN AVENUE AND NORTH SCOTTSDALE ROAD

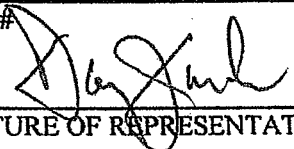
OWNER: FOLKMAN PROPERTIES, LLC AND TOWN TRIANGLE, LLC  
NAME

SEE THE ATTACHED ( )  
ADDRESS PHONE #

AUTHORIZED AGENT: Doug Jordan  
NAME

5080 North 40th Street, Suite 245, Phoenix, AZ 85018  
ADDRESS

( 480 ) 505-3909 ( 480 ) 505-3901  
PHONE # FAX #

  
SIGNATURE OF REPRESENTATIVE

FOLKMAN PROPERTIES, L.L.C.  
2422 EAST PALO VERDE DRIVE  
PHOENIX, AZ 85016

May 10, 2018

Doug Jorden  
Jorden Hiser & Joy, P.L.C.  
5080 North 40<sup>th</sup> Street, Suite 245  
Phoenix, AZ 85018

Re: Maricopa County Assessor's Parcel No. 174-36-188A (Partial), located at the northwest corner of Northern Avenue and Scottsdale Road, Paradise Valley, Arizona (the "Property")

Dear Mr. Jorden:

The purpose of this letter is to authorize you and your firm to file and process an application with the Town of Paradise Valley for a final plat for the Property. We recognize that the Property will remain subject to a Special Use Permit granted by the Town of Paradise Valley and a lease with Camelback Properties Inn, Inc. and/or MS Resort Owner, LLC, and/or other Marriott-related entities.

FOLKMAN PROPERTIES, L.L.C.

By: 

Name: Brad Folkman

Title: Manager

TOWN TRIANGLE, LLC  
5436 EAST LAFAYETTE BOULEVARD  
PHOENIX, AZ 85018

May 10, 2018

Doug Jorden  
Jorden Hiser & Joy, P.L.C.  
5080 North 40<sup>th</sup> Street, Suite 245  
Phoenix, AZ 85018

Re: Maricopa County Assessor's Parcel No. 174-36-002X, located at the northwest corner of Northern Avenue and Scottsdale Road, Paradise Valley, Arizona (the "Property")

Dear Mr. Jorden:

The purpose of this letter is to authorize you and your firm to file and process an application with the Town of Paradise Valley for a final plat for the Property.

TOWN TRIANGLE, LLC

By: Alice Jardine  
Name: ALICE JARDINE  
Title: manager

**APPLICATION FOR FINAL PLAT**

**(REQUIRED)** PLEASE PROVIDE A NARRATIVE DESCRIPTION OF THE PROPOSAL. YOU MAY USE A SEPARATE 8 1/2" BY 11" SHEET IF NECESSARY:

SEE ATTACHED

**(REQUIRED) PLAT STATISTICS**

TOTAL AREA 9.637 AC  
NUMBER OF LOTS 8

**CONCURRENT APPLICATIONS, IF ANY:**

GUARD GATES  YES  NO  
PRIVATE ROADS  YES  NO  
ROADWAY VACATION  YES  NO

## PROJECT NARRATIVE

This project is proposed as a single family detached residential development with private streets and public and private utilities. The project proposes a total of 8 Lots and a gross density of 0.83 Units/Acre. The existing zoning is R43-CP (Cluster Plan).

**FINAL PLAT APPLICATION INFORMATION**

**NOTE: IT IS SUGGESTED THAT ALL OWNERS/DEVELOPERS MEET WITH PROPERTY OWNERS WITHIN A 1000 FOOT RADIUS OF THE SUBJECT PROPERTY BEFORE SUBMITTING AN APPLICATION. AN APPLICATION IS NOT COMPLETE UNTIL ALL REQUIRED INFORMATION IS SUBMITTED IN AN APPROVED FORM. NO APPLICATION WILL BE REVIEWED UNTIL COMPLETE. NO AGENDA DATE WILL BE SET UNTIL THE COMPLETED APPLICATION HAS BEEN REVIEWED AND ACCEPTED BY STAFF.**

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**APPLICATION FEE: SEE FEE SCHEDULE**

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INITIAL BELOW

\_\_\_\_\_ (REQUIRED) PRE APPLICATION CONFERENCE WITH STAFF DATE: 7/12/18

\_\_\_\_\_ APPLICATION SUBMITTED ON: 2835<sup>00</sup>

\_\_\_\_\_ APPLICATION FEE IN THE AMOUNT OF \$ \_\_\_\_\_ DATE: 8/16/18

\_\_\_\_\_ RECEIPT NUMBER \_\_\_\_\_ RECEIVED BY: [Signature]

## Paul Michaud

---

**From:** Geoffrey Edmunds <ghedmunds@geoffreyedmunds.com>  
**Sent:** Wednesday, December 5, 2018 3:41 PM  
**To:** Paul Michaud  
**Cc:** Brad Cullum; Rod Cullum (rod@cullumhomes.com); Krista Arbo Bruns  
**Subject:** FW: PV Ironwood  
**Attachments:** Filed 10-16-18 Delaware - Certificate of Formation - PV Ironwood Investments, LLC.PDF

Paul

I have sent you a number of documents today required in your e mail to Brad Cullum.

Doug Jordan is scheduled to send the letters to the property owners on January 9<sup>th</sup>.

Hopefully we will have the CAWS in December.

Attached are the articles of Formation of PV Ironwood Investment, LLC.

PVII owns both parcels of land.

PVII is owned by Geoffrey H. Edmunds.

PVII has an agreement to sell both parcels of land to Ironwood Golf Villas after the plat is approved by the Town of Paradise Valley.

We would like to keep the name on the Plat as Ironwood Golf Villas since Ironwood will own the parcel before the plat is recorded.

If you have any other questions or need any additional information you can contact me or the Cullums.

Hopefully this e mail addresses some of your questions

Geoffrey Edmunds  
Geoffrey H. Edmunds & Associates, Inc.  
7070 E. Foothill Drive  
Paradise Valley, AZ 85253  
480.315.6700 (phone)  
480.315.6701 (fax)

State of Delaware  
Secretary of State  
Division of Corporations  
Delivered 04:50 PM 10/16/2018  
FILED 04:50 PM 10/16/2018  
SR 20187170981 - File Number 7105221

STATE OF DELAWARE  
CERTIFICATE OF FORMATION  
OF  
PV IRONWOOD INVESTMENTS, LLC

This Certificate of Formation of PV Ironwood Investments, LLC (the "Company") has been duly executed and is being duly filed by the undersigned, as an authorized person, to form a limited liability company under the Delaware Limited Liability Company Act (6 Del. Laws §18-101, et. seq.).

**First:** The name of the limited liability company is PV Ironwood Investments, LLC.

**Second:** The name and address of the Company's registered office in the State of Delaware is Capitol Services, Inc., 1675 S State Street, Suite B, Dover, Delaware 19901.

**Third:** The name and mailing address of the authorized person are as follows:

Christian A. Trambley  
Clark Hill PLC  
14850 N. Scottsdale Rd., Suite 500  
Scottsdale, Arizona 85254

**In Witness Whereof**, the undersigned has executed this Certificate of Formation as of this **16th** day of **October, 2018**.

By: Christian A. Trambley  
Christian A. Trambley,  
Authorized Person



ADRIAN FONTES

20180826136 11/06/2018 11:17  
ELECTRONIC RECORDING

When Recorded Return To:  
Clark Hill PLC  
14850 North Scottsdale Road  
Suite 500  
Scottsdale, Arizona 85254  
Attention: David L. Lansky, Esq.

1541527746617-4-2-1--  
Hoyp

21723967A

41

**SPECIAL WARRANTY DEED**

**FOR GOOD AND VALUABLE CONSIDERATION**, FOLKMAN PROPERTIES, L.L.C., an Arizona limited liability company ("**Grantor**"), hereby conveys to PV IRONWOOD INVESTMENTS, LLC, a Delaware limited liability company ("**Grantee**"), the real property situated in Maricopa County, Arizona, more particularly described on Exhibit A (the "**Property**") together with all rights and privileges appurtenant thereto, including without limitation mineral, oil, gas and water rights.

**SUBJECT TO** all charges, reservations, obligations, liabilities, declarations, restrictions, conditions, covenants, non-monetary encumbrances, and, without limitation by the foregoing, other matters of record; current taxes; reservations or exceptions in patents or in acts authorizing the issuance thereof; reservations in deeds from prior grantors; obligations, burdens, or liabilities imposed upon the Property or the owner thereof arising out of the inclusion of the Property in any district having the power to tax or levy assessments by law; rights of way for canals, laterals, ditches, underground pipelines, roadways, power lines, gas lines, and other utilities; building codes and zoning ordinances; all governmental laws, ordinances, and regulations; and anything that a current physical or environmental inspection or accurate A.L.T.A. survey of the Property would reveal, Grantor hereby warrants title to the Property against its own acts only (i.e. warranting only against defects in title arising by, through, or under the actions of Grantor) and against no other, and subject to the matters set forth above.

DATED: Nov 1, 2018.

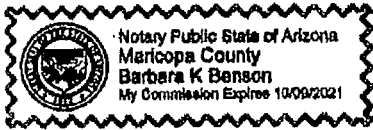
**GRANTOR:**  
FOLKMAN PROPERTIES, L.L.C.,  
an Arizona limited liability company

By: Neil R Benson  
Name: Neil Folkman  
Title: Manager

STATE OF Arizona )  
 ) ss.  
County of Maricopa )

On Nov 1, 2018, before me, Barbara K Benson,  
a Notary Public in and for said state, personally appeared Neil Folkman,  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons  
whose names are subscribed to the within instrument and acknowledged to me that they executed  
the same in their authorized capacities, and that by their signatures on the instrument, the persons,  
or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



Barbara K Benson  
Notary Public in and for said State

Exhibit A

That part of the Southeast Quarter of Section 34, Township 3 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 hand hole marking the Southeast Corner of said Section 34, from which the Brass Cap in hand hole marking the East Quarter Corner of said Section 34 bears North 00°00'00" East, a distance of 2,640.81 feet;

Thence North 00°00'00" East, along the East line of the Southeast Quarter of said Section 34, a distance of 40.00 feet to a point on a line which is parallel with and 40.00 feet Northerly, as measured at right angles, from the South line of the Southeast Quarter of said Section 34;

Thence North 89°45'30" West, along said parallel line, a distance of 599.74 feet to the True Point of Beginning;

Thence continuing North 89°45'30" West, along said parallel line, a distance of 262.15 feet to a point on a line which is parallel with and 209.50 feet Northwesterly, as measured at right angles, from the Northwest line of that certain parcel of land described in Document No. 99-0278811, Records of Maricopa County, Arizona;

Thence North 37°11'31" East, along last said parallel line, a distance of 1,318.29 feet to a point on a line which is parallel with and 65.00 feet Westerly, as measured at right angles, from the East line of the Southeast Quarter of said Section 34;

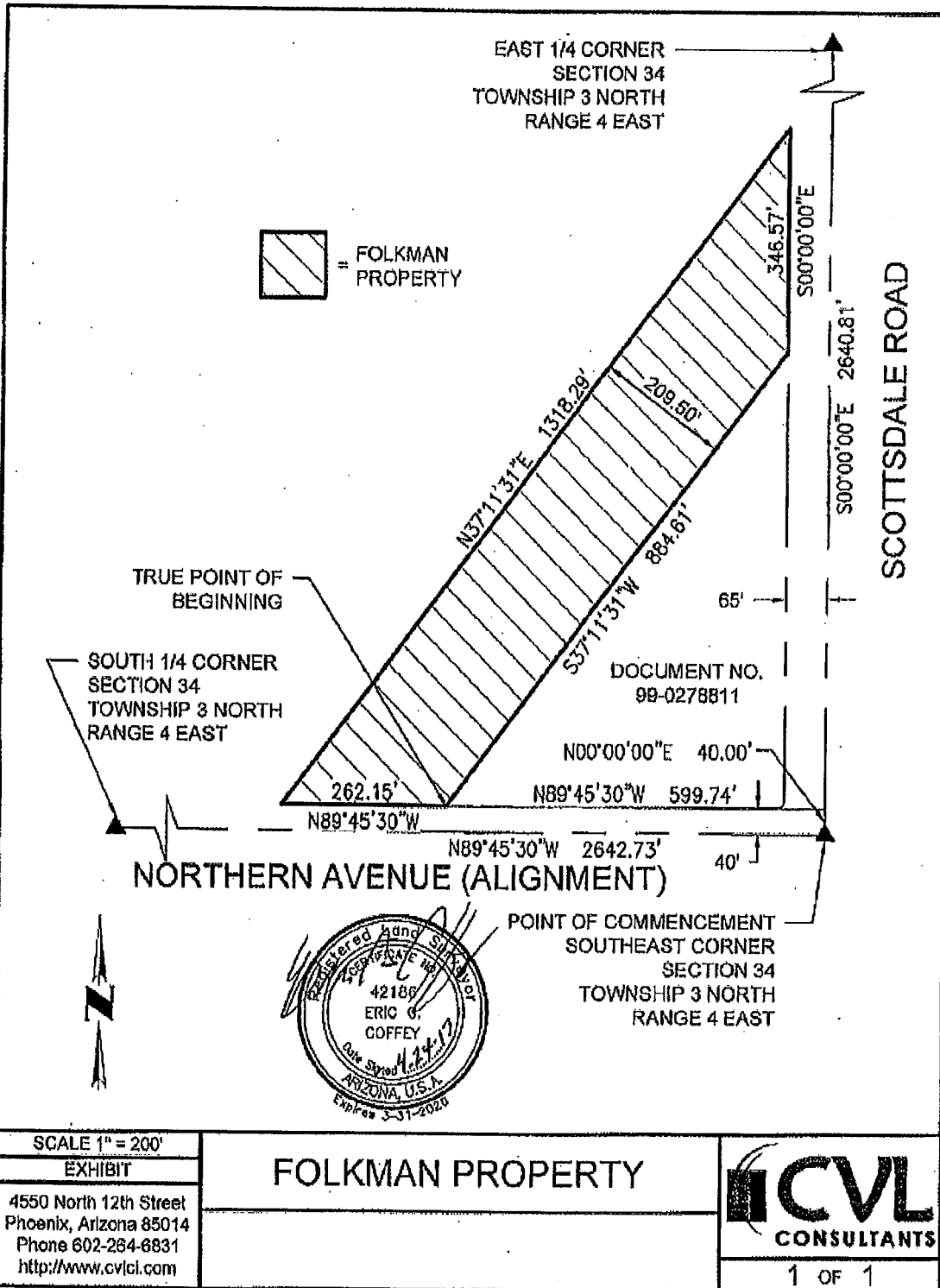
Thence South 00°00'00" East, along last said parallel line, a distance of 346.57 feet to a point on the Northwesterly line of said certain parcel of land;

Thence South 37°11'31" West, along said Northwesterly line, a distance of 884.61 feet to the True Point of Beginning.

Containing 230,754 Square Feet or 5.297 Acres, more or less.



Expires: 3/31/22



N:\0110288101\CADD\wx.add\pcl.042417.dwg TomD April 24, 2017

When Recorded, Mail To:

16000697-4-2-1--  
Hoyp

Geoffrey H. Edmunds & Associates, Inc.  
7070 East Foothill Drive  
Paradise Valley, Arizona 85253  
Attention: Geoffrey H. Edmunds

**Commonwealth Title**

16000697 1/1

**SPECIAL WARRANTY DEED**

For the consideration of Ten Dollars and other valuable consideration, TOWN TRIANGLE, LLC, an Arizona limited liability company, the Grantor, does hereby convey to PV IRONWOOD INVESTMENTS, LLC, a Delaware limited liability company, the Grantee, that certain parcel of real property situated in Maricopa County, Arizona, described as follows (the "Property"):

See Exhibit "A" attached hereto,

together with any improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges, and appurtenances pertaining to the Property, if any, including the right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right of way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting property; any water, water rights, oil, gas or other mineral interest in, on, under or above the Property, including water rights appurtenant to the Property pursuant to a certificate of grandfathered water rights, if any; and all rights and interests to receive any condemnation awards from any condemnation proceedings pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property.

The Grantor hereby binds itself and its successors to warrant and defend the title to the Property against all acts of the Grantor herein and no other, SUBJECT ALSO, HOWEVER, TO all current taxes, patent reservations, all covenants, conditions, restrictions, reservations, easements and declarations or other matters of record or to which reference is made in the public records, any and all conditions, easements, encroachments, rights-of-way, or restrictions which a physical inspection, or accurate survey, of the Property would reveal, and the applicable zoning and use regulations of any municipality, county, state or the United States affecting the Property.

IN WITNESS WHEREOF, Grantor has caused its corporate name to be signed by the undersigned officer thereunto duly authorized.

DATED this 31<sup>st</sup> day of October, 2018.

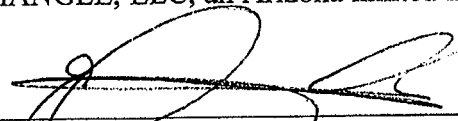
TOWN TRIANGLE, LLC, an Arizona limited liability company

By: Annette W. Jarvis  
Its: Annette Jarvis, Co-Manager

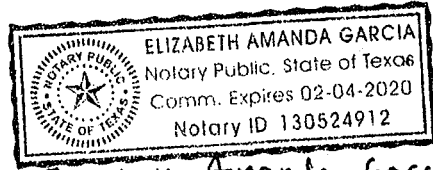
By: Alice J. Jardine  
Its: Alice J. Jardine, Co-Manager

STATE OF Texas )  
 ) ss.  
COUNTY OF Bexar )

The foregoing instrument was acknowledged before me this 30 day of October, 2018, by Annette Jarvis, Co-Manager of TOWN TRIANGLE, LLC, an Arizona limited liability company.

  
\_\_\_\_\_  
Notary Public

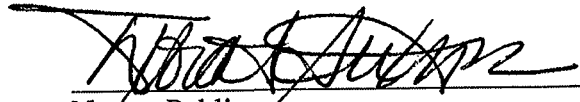
My Commission expires: 02/04/2020



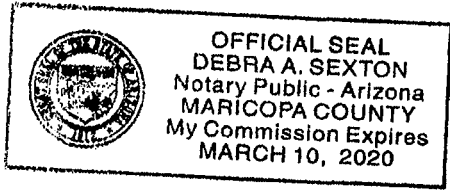
*Elizabeth Amanda Garcia*  
*02-04-2020*

STATE OF Arizona )  
 ) ss.  
COUNTY OF Maricopa )

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of OCTOBER, 2018, by Alice J. Jardine, Co-Manager of TOWN TRIANGLE, LLC, an Arizona limited liability company.

  
\_\_\_\_\_  
Notary Public

My Commission expires:



**EXHIBIT A**

**(Special Warranty Deed)**

THAT PART OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34;

THENCE NORTH 89 DEGREES 45 MINUTES 30 SECONDS WEST 40.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 34, TO THE TRUE POINT OF BEGINNING;

THENCE, CONTINUING ALONG SAID SOUTH LINE OF SAID SECTION 34, NORTH 89 DEGREES 45 MINUTES 30 SECONDS WEST 590.00 FEET;

THENCE, NORTH 37 DEGREES 11 MINUTES 31 SECONDS EAST 976.02 FEET;

THENCE, SOUTH 780.00 FEET ALONG A LINE PARALLEL TO AND 40.00 FEET WEST OF THE EAST LINE OF SAID SECTION 34, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN NORTHERN AVENUE AND SCOTTSDALE ROAD AS DEDICATED ON PLAT OF CAMELBACK COUNTRY CLUB ESTATES THREE RECORDED IN BOOK 158 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.