



COMMUNITY DEVELOPMENT DEPARTMENT SPECIAL USE PERMIT APPLICATION GUIDE

Town of Paradise Valley • 6401 East Lincoln Drive • Paradise Valley, Arizona 85253 • Phone: (480) 348-3693

APPLICANT & CONTACT INFORMATION

Please check the appropriate box for the Type(s) of Application(s) you are requesting

Special Use Permit

- | | |
|---|--|
| <input type="checkbox"/> Managerial Amendment | <input type="checkbox"/> Intermediate Amendment |
| <input type="checkbox"/> Minor Amendment | <input type="checkbox"/> Major Amendment/New SUP |

Project Name: _____

Date: _____ Existing Zoning: _____ Proposed Zoning: _____ Net Acres: _____

Property Address: _____

Assessor's Parcel Number: _____

Owner: _____

Address: _____

Phone number: _____

E-mail address: _____

Signature: _____

(Or provide a separate letter of authorization)

Applicant/Representative: _____

Company Name (if Applicable): _____

Address: _____

Phone number: _____

E-mail address: _____

Signature: _____

THE ABOVE APPLICANT HEREBY APPLIES FOR AN APPLICATION AS INDICATED IN THE SUBMITTED NARRATIVE, PLANS, AND DOCUMENTS IN ACCORDANCE WITH THE TOWN CODE AND TOWN POLICIES.

FOR DEPARTMENTAL USE ONLY

App.#: SUP-23-01 Submittal Date: 02-17-2023 Expiration Date: _____

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

16
Ho:

ST Holdco, LLC
c/o Walton Global Holdings, LLC
8800 N. Gainey Center Dr., Suite 345
Scottsdale, Arizona 85258
Attention: Legal Department

2 2240 874

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **GENTREE, LLC**, an Arizona limited liability company ("**Grantor**"), hereby conveys to **ST HOLDCO, LLC**, a Delaware limited liability company ("**Grantee**"), the following described property located in Maricopa County, Arizona (the "**Property**"):

See **Exhibit "A"** attached hereto and by this reference made a part hereof;

TOGETHER WITH all of the right, title and interest of Grantor, if any, in and to all easements, rights of way, privileges, appurtenances, and rights to the same, belonging to and inuring to the benefit of the Property, together with any building, structures and improvements on the Property.

SUBJECT TO covenants, conditions and other instruments of record listed in **Exhibit "B"** attached hereto and by this reference made a part hereof (the "**Permitted Exceptions**").

AND THE GRANTOR hereby binds itself and its successors to warrant and defend the title against the acts of the Grantor and no other, subject to the Permitted Exceptions.

[Signature page to follow]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 29th day of June, 2022.

GRANTOR:

GENTREE, LLC, an Arizona limited liability company

By: [Signature]
Name:
Title:

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me this 22 day of June, 2022, by Samuel T Robinson, the Authorized Agent of Gentree, LLC, an Arizona limited liability company, on behalf of the company.

[Signature]
Notary Public
Unofficial Document

My Commission Expires:

9.15.2024



KELLI J. VOS
Notary Public - Arizona
Maricopa Co. / #586972
Expires 09/15/2024

Exhibit "A"

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

The North half of the Northwest quarter of the Northeast quarter of the Southeast quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT the East 200 feet, thereof.

PARCEL NO. 2:

The North half of the South half of the Northwest quarter of the Northeast quarter of the Southeast quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT the East 200 feet, thereof.

APN: 174-64-003A

Exhibit "B"

Permitted Exceptions

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2022.

2. Reservations contained in the Patent

From: The United States of America
Recording No.: Book 115 of Deeds, page 138

3. Water rights, claims or title to water, whether or not disclosed by the public records.

4. Rights of the public in and to that portion of the herein described Land as shown on the

Map/Plat: Book 5 of Road Maps, page 28

5. Rights of the public in and to that portion of the herein described Land as shown on the

Map/Plat: Book 6 of Road Maps, page 12

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: underground electric lines
Recording No.: Docket 7328, page 755

Unofficial Document

As shown on the Survey dated March 21, 2022, last revised June 17, 2022, Job No. 220302, prepared by Alliance Land Surveying LLC.

7. Matters contained in that certain document

Entitled: Resolution No. 932
Recording No.: 98-0213661

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: utility
Recording No.: 2006-0760319

As shown on the Survey dated March 21, 2022, last revised June 17, 2022, Job No. 220302, prepared by Alliance Land Surveying LLC.

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: sidewalk/utility
Recording No.: 2021-06627971

10. Matters contained in that certain document

Entitled: Stipulated Final Partial Judgment in Condemnation

Recording No.: 2021-0627971

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: utility

Recording No.: 2008-779388

As shown on the Survey dated March 21, 2022, last revised June 17, 2022, Job No. 220302, prepared by Alliance Land Surveying LLC.