



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda Town Council

Mayor Jerry Bien-Willner
Vice Mayor Scott Moore
Council Member Ellen Andeen
Council Member Christine Labelle
Council Member Julie Pace
Council Member Mark Stanton
Council Member Anna Thomasson

Thursday, January 26, 2023

3:00 PM

Council Chambers

1. CALL TO ORDER / ROLL CALL

Notice is hereby given that members of the Town Council will attend either in person or by electronic conference system, pursuant to A.R.S. §38-431(4).

2. EXECUTIVE SESSION

23-015

The Town Council may go into executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03(A)(3).

3. STUDY SESSION ITEMS - IMMEDIATELY FOLLOWING THE EXECUTIVE SESSION

The Study Session is open to the public for viewing, and the following items are scheduled for discussion among the Council, Staff, and their designees. The Town Council will be briefed by staff and other Town representatives. There will be no votes and no final action taken on discussion items. The Council may give direction to staff and request that items be scheduled for consideration and final action at a later date. The order of discussion items and the estimated time scheduled to hear each item are subject to change.

23-029

Presentation and Discussion on Plans for Application of the Town's Investment Policy
30 Minutes

Staff Contact:

Lindsey Duncan, 480.348.3696

23-026

Review and Consideration of Proposed 2023 Legislative Agenda
45 Minutes

Staff Contact:

Jill Keimach, 480-348-3690

[23-022](#) **Discussion of Agreement with Tyler Technologies for Cloud-Hosted
Public Safety Software Services**
5 Minutes

Staff Contact: Freeman Carney, 480 948-7410

[23-023](#) **Discussion of Alternate 9-1-1 Service Provider**
5 Minutes

Staff Contact: Chief Freeman Carney, 480 948-7410

[23-024](#) **Discussion of Committee, Commission, and Board Appointment
Process**
15 Minutes

Staff Contact: Duncan Miller, 480-348-3610

[23-014](#) **Discussion of Andaz Resort Intermediate Special Use Permit
Amendment (SUP) - 6160 N Scottsdale Rd and Rezoning of 6041 N
Quail Run Rd for R-43 to SUP Resort**
60 Minutes

Staff Contact: George Burton, 480-348-3525

4. BREAK

5. RECONVENE FOR REGULAR MEETING 6:00 PM**6. ROLL CALL****7. PLEDGE OF ALLEGIANCE*****8. PRESENTATIONS*****23-018****Proclaiming January 2023 as Anti-Human Trafficking Month****Staff Contact:**

Jill Keimach, 480-348-3690

9. CALL TO THE PUBLIC

Citizens may address the Council on any matter not on the agenda or any item on the Study Session (Section 3 on the agenda). In conformance with Open Meeting Laws, Council may not discuss or take action on this matter at this Council meeting, but may respond to criticism, ask that staff review a matter raised, or ask that it be placed on a future agenda. Those making comments shall limit their remarks to three (3) minutes. Please fill out a Speaker Request form prior to addressing the Council.

10. CONSENT AGENDA

All items on the Consent Agenda are considered by the Town Council to be routine and will be enacted by a single motion. There will be no separate discussion of these items. If a member of the Council or public desires discussion on any item it will be removed from the Consent Agenda and considered separately. Please fill out a Speaker Request form prior to the start of the meeting and indicate which item you would like to address.

23-016**Minutes of Town Council Meeting December 8, 2022****23-017****Minutes of Town Council Meeting January 12, 2023****23-028****Discussion and Possible Action to Amend the Professional Services Agreement with Core HR Solutions, LLC Providing Interim Human Resources Services**

Recommendation: Approve an amendment to the existing \$25,000 agreement with Core HR Solutions, LLC for interim human resources services up to \$50,000.

Staff Contact:

Lindsey Duncan, 480.348.3696

23-025**Discussion and Possible Action to Award Contract CON-23-043-CMD with JTKnapp Group, LLC. for Capital Improvement Project Professional Services in an amount not to exceed \$45,000.00.**

Recommendation: Authorize the Town Manager to execute a contract with JTKnapp Group, LLC for Capital Improvement Project Professional Services

Staff Contact:

Lisa Collins, 480-348-3522

Revised

11. PUBLIC HEARINGS

The Town Council may hear public comments and take action on any of these items. Citizens may address the Council regarding any or all of these items. Those making comments are limited to three (3) minutes. Speakers may not yield their time to others. Please fill out a Speaker Request form prior to the start of the meeting and indicate which item you would like to address.

12. ACTION ITEMS

The Town Council May Take Action on This Item. Citizens may address the Council regarding any or all of these items. Those making comments are limited to three (3) minutes. Speakers may not yield their time to others. Please fill out a Speaker Request form prior to the start of the meeting and indicate which item you would like to address.

13. FUTURE AGENDA ITEMS

The Town Council May Take Action on This Item. The Mayor or Town Manager will present the long range meeting agenda schedule and announce major topics for the following meeting. Any member of the Council may move to have the Town Manager add a new agenda item to a future agenda. Upon concurrence of three more Members, which may include the Mayor, the item shall be added to the list of future agenda items and scheduled by the Town Manager as a future agenda item within 60 days.

23-019

Consideration of Requests for Future Agenda Items

Recommendation: Review the current list of pending agenda topics.

Staff Contact: Jill B. Keimach, Town Manager, 480-348-3690

14. MAYOR / COUNCIL / MANAGER COMMENTS

The Mayor, Council or Town Manager may provide a summary of current events. In conformance with Open Meeting Laws, Council may not have discussion or take action at this Council meeting on any matter discussed during the summary.

15. ADJOURN

AGENDA IS SUBJECT TO CHANGE

**Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Town Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.*

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation to participate in the Town Council meeting.



Action Report

File #: 23-015

The Town Council may go into executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03(A)(3).



Action Report

File #: 23-029

AGENDA TITLE:

Presentation and Discussion on Plans for Application of the Town's Investment Policy

STAFF CONTACT:

TOWN *Of* **PARADISE VALLEY**



STAFF REPORT

TO: Mayor Bien-Willner and Town Council Members

FROM: Jill Keimach, Town Manager
Lindsey Duncan, Chief Financial Officer

DATE: January 26, 2023

DEPARTMENT: Finance
Lindsey Duncan, 480.348.3696

AGENDA TITLE:

Presentation and discussion on plans for application of the Town's Investment Policy

SUMMARY STATEMENT:

An informal Council workgroup including Vice Mayor Thomasson and Councilmembers Andeen and Moore were selected by the full Council to evaluate options for investment of the Town's unrestricted fund balance. This evaluation included some discussion on optimizing and balancing the safety, liquidity, diversification, and returns for the Town's cash and investments while maximizing operational efficiencies and maintaining compliance with pertinent laws and regulations. Staff will present several opportunities for further enhancing the application of the Town's Investment Policy.

BACKGROUND:

The Town's investment program is designed to achieve a balance of the following objectives:

- Compliance with the Town Code and with all applicable Arizona statutes and Federal regulations
- Preservation of capital and protection of investment principal
- Diversification to avoid incurring unreasonable market risks
- Maintenance of sufficient liquidity to meet anticipated cash flows
- Attainment of a market value rate of return

During FY2021 and FY2022 Staff convened a subset of the Council in a workgroup to discuss methods for managing and investing Town funds in pursuit of these objectives. The group heard several options for updating the investment policy, evaluating banking services, and soliciting requests for proposals on investment options. As a result, several updates were made to the investment policy including increasing the amount permitted for investment with the State Treasurer in the Local Government Investment Pool (LGIP) and allowing the Chief Financial Officer (CFO) to contract with various brokers for additional investment options. Staff reviewed proposals and selected two banks which may serve as investment brokers when called upon by the CFO.

During FY2022 and FY2023, staff continued to research and evaluate opportunities for achieving the investment program objectives while optimizing operational efficiencies. Two members of the Council workgroup, Vice Mayor Thomasson and Councilmember Moore, convened on November 1, 2022, to discuss the Town's investment position and consider opportunities for enhancements in the application of the Town's investment policy. The following strategies were identified:

- Consolidate balances for operational efficiencies
- Monitor and manage cash flows to optimize returns
- Refresh investment strategy including sector allocation and duration

Implementation of these strategies will conclude the work of the Council workgroup.

BUDGETARY IMPACT:

Active management of the Town's cash is anticipated to generate additional returns used to fund the Town operations and capital improvements.

RECOMMENDATION:

No action, discussion only.

ATTACHMENT(S):

- A. Staff report
- B. Presentation

Town of Paradise Valley

Investment Policy Updates

January 26, 2023



Cash Balances

September 30, 2022



Cash Account	Amount
Wells Fargo - Checking	\$35.4 M
State Treasurer - LGIP*	\$10.2 M
Wells Fargo - Security	\$15.7 M
Chase - Money Market	\$ 5.0 M
US Bank/PFM	\$24.8 M

* Local Government Investment Pool

Town of Paradise Valley

Investment Strategy Discussion

Paulina Woo, Managing Director

Luke Schneider, Managing Director, CFA

Annette Gaston, Senior Managing Consultant

January 12, 2022

415.470.7815 | pfmam.com

PFM Asset Management LLC

NOT FDIC INSURED : NO BANK GUARANTEE : MAY LOSE VALUE

PFM Asset Management LLC

42 years *of* experience

245 professionals

- ▶ Specialist in customized, investment-grade fixed income and Multi-Asset portfolios
- ▶ Fixed income strategies include:
 - ▶ Liquidity management
 - ▶ Enhanced cash
 - ▶ 1–3, 1–5, and 1–10 year mandates
- ▶ Outsourced Chief Investment Officer (OCIO) builds Multi-Asset portfolios based on client's risk/return objectives

\$186.0b

Total assets nationwide

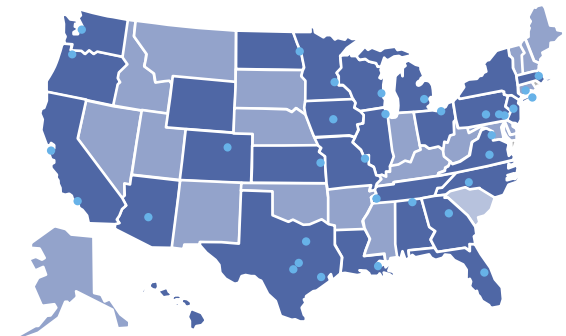
\$140.3b

Discretionary assets under management

\$45.7b

Assets under advisement

**National Reach:
PFMAM Offices**



As of September 30, 2022.

PFMAM's Strong Commitment to Arizona Public Entities

Arizona Cities and Towns

- Buckeye
- Casa Grande
- Chandler
- Coolidge
- Cottonwood
- Eloy
- Flagstaff
- Florence
- Fountain Hills
- Gilbert
- Goodyear
- Marana
- Maricopa
- Mesa
- Nogales
- Oro Valley
- Paradise Valley
- Peoria
- Scottsdale
- Tempe
- Tolleson
- Tucson

Arizona Counties

- Coconino County
- La Paz County
- Mohave County

Other Arizona Entities

- Arizona Municipal Risk Retention Pool
- RTA of Pima County
- University of Arizona
- Valley Metro RTA



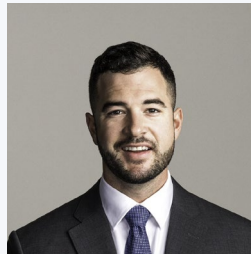
Town's Arizona Investment Professionals



Paulina Woo

Managing Director
Co-Engagement
Manager

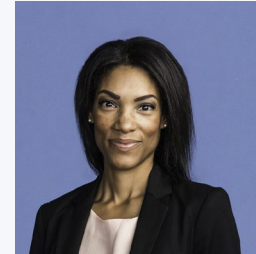
16 years in the
industry/PFMAM



Luke Schneider, CFA

Managing Director
Co-Engagement
Manager

16/9 years in the
industry/PFMAM



Annette Gaston

Senior Managing
Consultant
Relationship Manager

9/4 years in the
industry/PFMAM

Town's Investment Objectives

- **Compliance with the Town Code and with all applicable Arizona statutes and Federal regulations**
- **Safety of Principal:** Preservation of capital and protection of investment principal
- **Diversification:** Avoid incurring unreasonable market risks
- **Liquidity:** Maintain sufficient liquidity to meet anticipated cash flows
- **Yield:** Attain market rate of return



Town's Permitted Investments Strictly Controlled by Arizona Law

	Security Type	Arizona Revised Statutes 35-323
"Conventional" Fixed-Income	U.S. Treasuries	<i>Permitted</i>
	Federal Agencies/Instrumentalities	<i>Permitted</i>
	Municipal Securities	<i>Permitted</i>
	Local Government Investment Pools	<i>Permitted</i>
	Commercial Paper	<i>Permitted</i>
	Corporate Bonds	<i>Permitted</i>
	Bankers' Acceptances	<i>Permitted</i>
	Certificates of Deposit	<i>Permitted</i>
	Repurchase Agreements	<i>Permitted</i>
	Investment Contracts	<i>Permitted</i>
	Asset-Backed Securities (ABS)	<i>Permitted</i>
	Mutual Funds/Money Market Funds	<i>Permitted</i>
	Negotiable Certificates of Deposit	<i>Permitted</i>
Broader Fixed-Income	High-Yield	<i>Prohibited</i>
	Private Placements	<i>Prohibited</i>
	Convertibles	<i>Prohibited</i>
	Emerging Markets Debt	<i>Prohibited</i>
Equities	Domestic Small/Mid Cap	<i>Prohibited</i>
	Domestic Large Cap	<i>Prohibited</i>
	Domestic Value/Growth	<i>Prohibited</i>
	International Small/Mid Cap	<i>Prohibited</i>
	International Large Cap	<i>Prohibited</i>
	Emerging Markets	<i>Prohibited</i>
Alternatives	Commodities	<i>Prohibited</i>
	Real Estate	<i>Prohibited</i>
	Hedge Funds	<i>Prohibited</i>
	Private Equity	<i>Prohibited</i>
	Venture Capital	<i>Prohibited</i>
	Tangible Assets	<i>Prohibited</i>

An investment of public operating fund monies shall not be invested for a maturity of longer than five years.

Cash Flow Analysis Overview

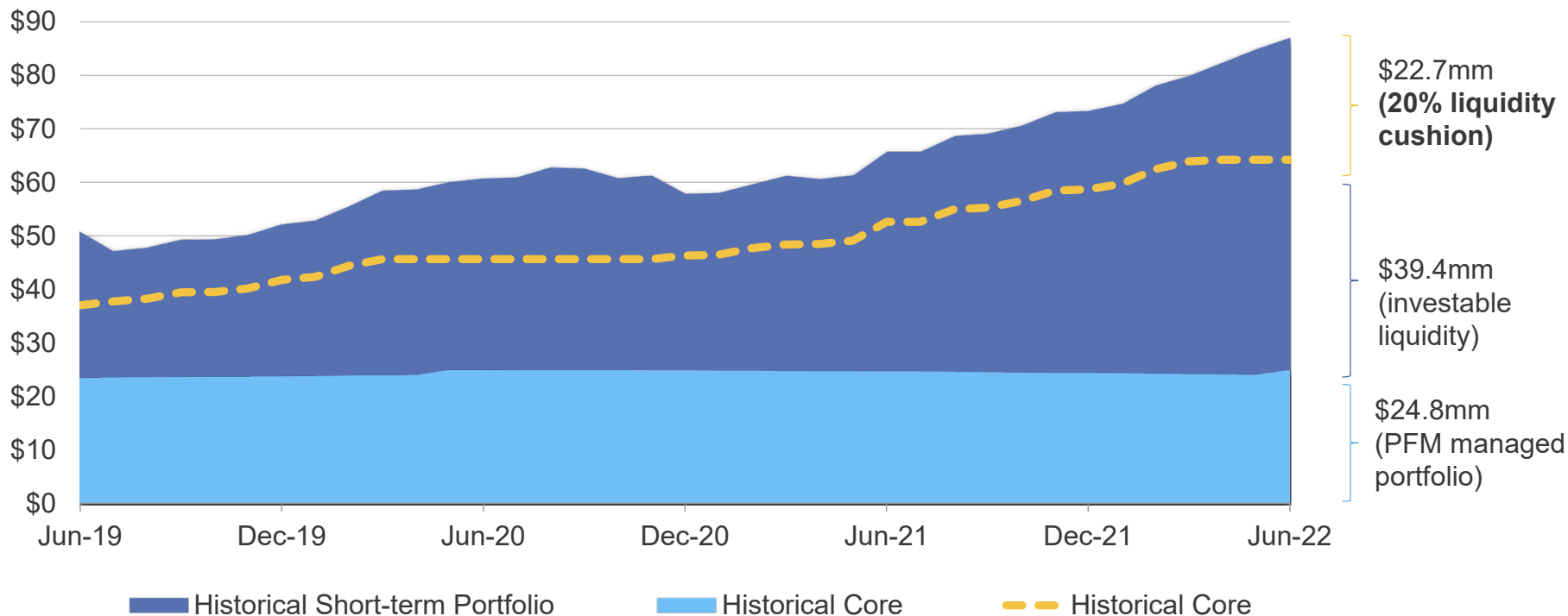
- ▶ Analyzes historical portfolio balances
- ▶ Determines “seasonality” and historical seasonal factors
- ▶ The cash flow model helps identify an appropriate allocation between assets invested short term (“liquidity”) to meet cash needs and assets that can be invested longer-term

Portfolio Type	Strategy Components	Uses
Liquidity/Short-term	Overnight to 12 months	<ul style="list-style-type: none">• Highly Liquid for daily needs and unforeseen expenditures• Funds are meant to cover specific, predictable cash flows (payrolls, debt service)• Can be lower during periods of net cash inflow• Comprised of short-term money market instruments, e.g., bank deposits, money market mutual funds, and LGIP
Core	Longer Duration Strategy	<ul style="list-style-type: none">• Funds that are not expected to be spent—may be disbursed in extraordinary circumstances• Can be invested in longer-term securities

Historical Analysis of Core Portfolio

- ▶ Liquidity = Wells Fargo + Wells Fargo Securities + Chase + LGIP
- ▶ Core = Managed investments
- ▶ As of June 30, 2022, the Town had a core portfolio balance of \$24.8 million and \$62.1 million in liquidity, which equates to 71.5% in current liquidity.

**Town of Paradise Valley
Historical Analysis of Core Portfolio**



Historical Core includes the Town's managed portfolio holdings as of June 30, 2022.

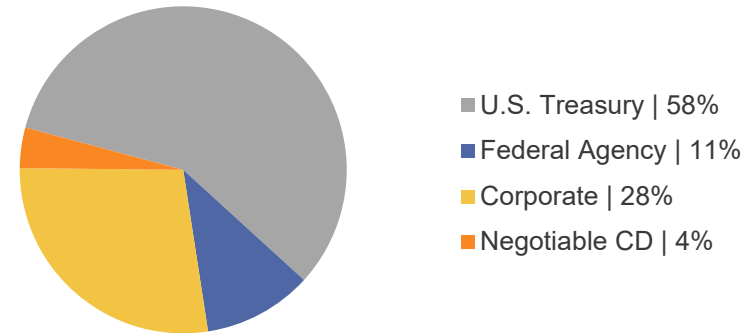
**Based on an assumed 20% liquidity cushion

PFMAM Managed Portfolio Characteristics

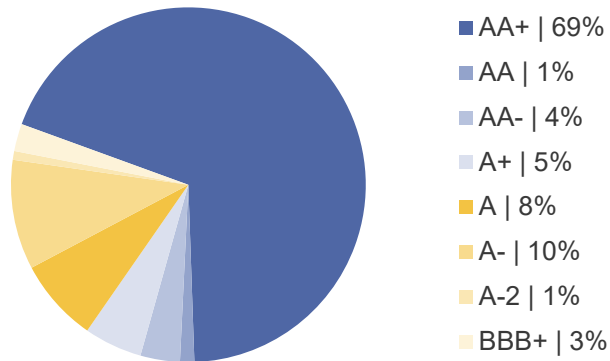
Portfolio Statistics

Total Market Value	\$23,762,553
Duration	1.63 years
Yield At Cost	1.65%
Yield At Market	4.65%
Portfolio Credit Quality	AA

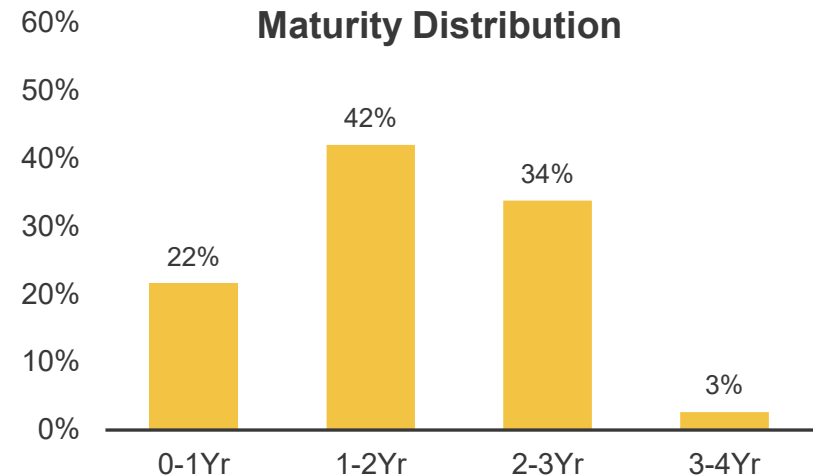
Sector Allocation



Credit Quality (S&P)



Maturity Distribution



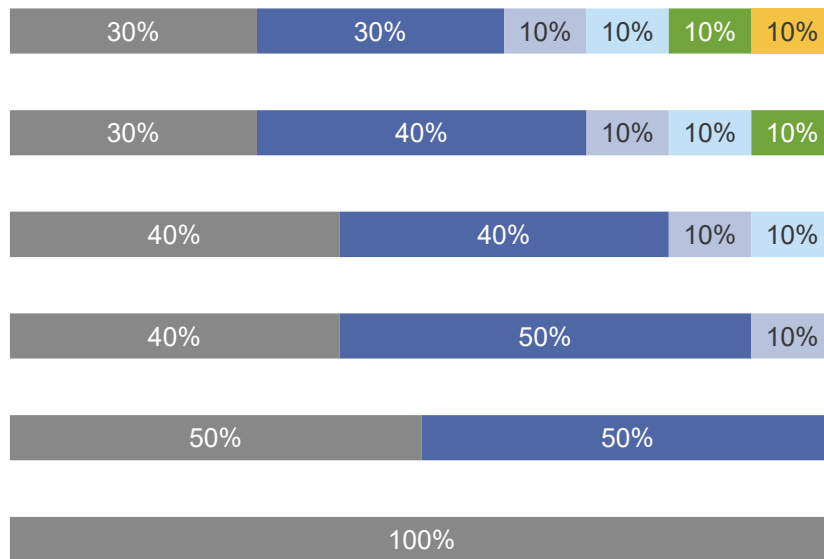
As of December 31, 2022

Yield and duration calculations exclude cash and cash equivalents.

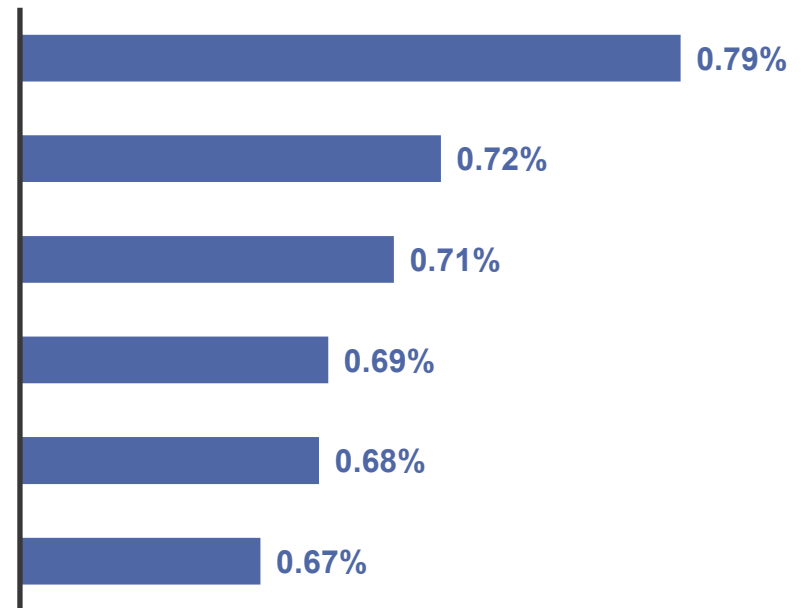
An average of each security's credit rating was assigned a numeric value and adjusted for its relative weighting in the portfolio.

Return Benefits of Diversification (1-3 Year)

Example 1-3 Year Portfolio Sector Allocation



10-Year Total Return Period Ending December 31, 2022



■ 1-3 Year Treasury

■ 1-3 Year Agency

■ 0-3 Year MBS

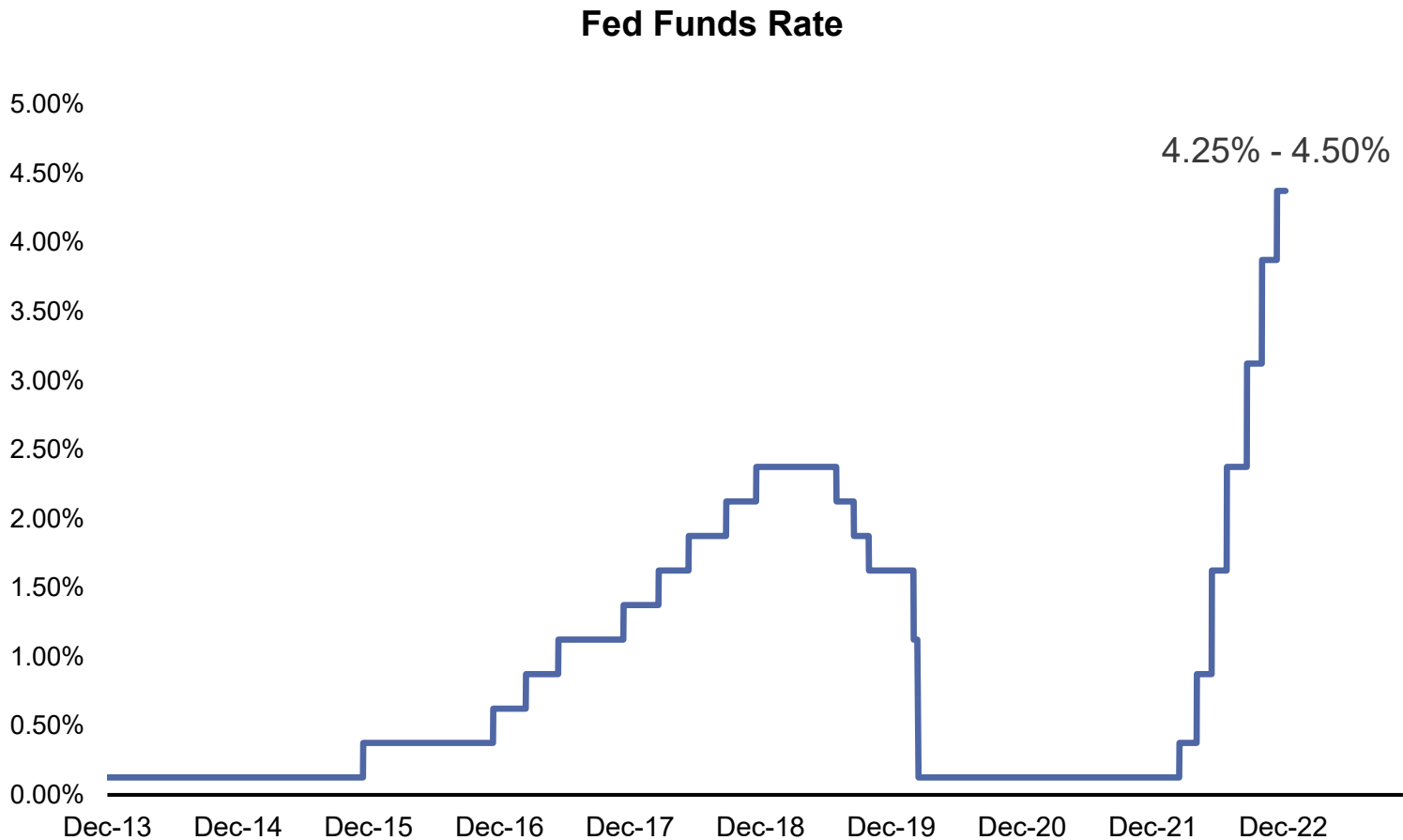
■ 1-3 Year Municipal

■ 1-3 Year AAA Supranational

■ 1-3 Year Corporate AAA-A

Example portfolio returns are based on the ICE BofAML 1-3 Year indices for all sectors except for Mortgage-Backed Securities which use 0-3 Year indices and are annualized for trailing periods longer than one year. Source: Bloomberg.

Historical Fed Funds Rate



Source: <https://fred.stlouisfed.org/series/FEDFUNDS> as of December 31, 2022

Economic Outlook and Investment Strategies

Outlook

- Aggressive Fed action to control inflation (rising interest rate environment)
- Shallow/flat domestic growth
- Increased market volatility
 - Uncertain economic data
 - Impact of mid-term elections
 - Geopolitical events



Portfolio Management Strategies

- Focus on safety and diversification of the Town's funds
- Review investment policy and consider adding additional asset classes
- Monitor the portfolio's cash flow needs
- Position the portfolio to perform well in a rising rate environment
- Capitalize on credit sectors to add value
- Monitor economic data, Fed policy, and sector relationships to identify market opportunities



Disclaimer

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For more information regarding PFMAM’s services please visit www.pfmam.com.



5-Year Earnings Projection as of December 2022

Town of Paradise Valley Portfolio			
Fiscal Year End	Earnings Rate ¹	Earnings ^{2,4}	Reinvestment Rate Assumption ³
June-23	1.49%	\$251,518	4.15%
June-24	2.32%	\$578,361	3.61%
June-25	3.34%	\$829,622	3.29%
June-26	3.32%	\$824,672	3.23%
June-27	3.25%	\$807,342	3.29%
5-Year Total		\$3,291,514	

1. Earnings rates calculated based on the yield to maturity at cost of each portfolio as of December 2022 and the assumed reinvestment rates of maturities for each period thereafter.
2. Portfolio earnings assume constant rebalancing and maintaining a consistent portfolio balance relative to the December 31, 2022, total par value of the Operating Fund.
3. Reinvestment rates of the Operating Fund based on the interpolated 1.5-year U.S. Treasury Forward Rate Curve as of January 11, 2022.
4. Earnings assume no sales or realized gains/losses for periods after December 2022.

Opportunities

Consolidate balances for operational efficiencies

Monitor and manage cash flows to optimize returns

Refresh investment strategy including sector allocation and duration

Cash Balances Recommendation



Cash Account

Amount

Wells Fargo - Checking

\$ 2.0 M

Wells Fargo - Nightly Sweep

\$10.0 M

State Treasurer - LGIP*

\$10.2 M

~~Wells Fargo - Security~~

\$ 0 M

~~Chase - Money Market~~

\$ 0 M

US Bank/PFM

\$68.9 M

* Local Government Investment Pool



Questions?



Action Report

File #: 23-026

AGENDA TITLE:
Review and Consideration of Proposed 2023 Legislative Agenda

STAFF CONTACT:

TOWN *Of* **PARADISE VALLEY**



STAFF REPORT

TO: Mayor Bien-Willner and Town Council Members

FROM: Jill Keimach, Town Manager

DATE: January 26, 2023

DEPARTMENT: Town Manager
Jill Keimach, 480.348.3533

AGENDA TITLE:

Review and Consideration of proposed 2023 Legislative Agenda

SUMMARY STATEMENT:

The Town of Paradise Valley annually develops a *Legislative Agenda* to outline and reaffirm the Town's legislative priorities for the year. The Town Council is scheduled to meet with its Legislators January 27 to go over the Town priorities. Throughout the session the Town's contract Legislative Lobbyist, Doug Cole from Highground, works to further the Town's interests and values and continually updates the Council.

Attached is a proposed Legislative Agenda that largely reflects the values and direction from previous years. The attached draft Legislative Agenda tracks changes from 2022 based on a review by staff and Highground.

RECOMMENDATION:

Receive information from Legislative Lobbyist Doug Cole.

ATTACHMENT(S):

- A. Staff Report
- B. Proposed 2023 Legislative Agenda Summary



TOWN OF PARADISE VALLEY INTERGOVERNMENTAL AFFAIRS PROGRAM 2023 Legislative Agenda Summary

Paradise Valley is universally recognized for its exceptional residential lifestyle, natural beauty, and limited government with a focus on public safety, fiscal responsibility, and maintaining the Town's large-lot, residential character. It embodies what people come to Arizona to enjoy. As a small community within a large metropolitan area, the Town believes local government best represents the quality of life of communities regarding their respective public safety, zoning, financial, and locally-focused policy matters. Paradise Valley's beautiful resorts, medical and educational facilities, high-quality neighborhoods, and houses of worship benefit the entire region.

Efficient and effective solutions to difficult problems should not create new agencies or regulations nor duplicate existing ones. Our residents value the ability to determine appropriate service levels to preserve PV's many unique qualities, including:

- Limited Government model focused on preserving quality residential living
 - Only residential neighborhoods and resorts; no commercial
 - Town Council and Municipal Judges 100% volunteers
 - No local property tax
 - Effective and efficient use of technology
- Low density large lots
- High quality of life and quiet neighborhoods
- Active preservation of open space and mountains; reclaiming desert vistas
 - For example, residents contributed personal funds to underground utility poles and for open space preservation

ACTION ITEMS

- **Quality of Life and Public Safety Concerns to Preserve Neighborhoods**
 - Short-term rental impact on neighborhoods
 - Monitor and continually evaluate the operational aspects of SB1168 and Town's new ordinances. Reform State law to return local ability to regulate impacts. Pursue authority for local governments to license STRs
 - Watch for any proposed legislation that could adversely impact Paradise Valley; work with others where opportunities may arise to reform any existing state or federal laws to reflect Town Code and the Town's General Plan to protect and/or enhance PV residential neighborhoods.

- **Local Financial Stability**

- Sales Tax Extension (Prop 400)
- Work to ensure local share does not decrease or obligations increase (i.e. State obligation for maintenance)
- Transaction Privilege Tax (TPT) Construction Sales Tax
 - Amend MRRA to cap maximum project amount or remove alterations
 - Work with all interested parties on reform provided revenues held harmless

- Single Tax Code

- Retain local options

- **Public Safety/Traffic Enforcement/Smart Technology**

- Essential tool to efficiently provide public safety within limited resources
- Maintain public safety technology and tools
- Education, outreach, and signage = behavior modification/traffic safety
- Protect ability of local government to maintain safety through all tools, especially photo enforcement areas
- Evaluating contract options for effective and consistent service

CONTINUING PRIORITIES

- State-shared revenues

- Rights of Way use, such as with utilities
- Zoning/preservation of quality of life, including sober living homes, and dockless bikes and scooters and any other emerging trend that may contradict the standards, values or measures of Town Code or the Town's General Plan.
- Stormwater and other utility Rights of Way use
- Sustainable pension structure, responsible financial management – The Town continues to pay has effectively paid down the PSPRS unfunded liability reducing the unfunded amount from 71% in 2016 to 18% in 2020, and just 8.4% in 2021 and effectively fully funded public safety pension in 2022.



Action Report

File #: 23-022

AGENDA TITLE:

Discussion of Agreement with Tyler Technologies for Cloud-Hosted Public Safety Software Services

STAFF CONTACT:

TOWN *Of* **PARADISE VALLEY**



STAFF REPORT

TO: Mayor Bien-Willner and Town Council Members

FROM: Jill B. Keimach, Town Manager
Freeman Carney, Chief of Police
James Bailey, Chief Information Officer

DATE: January 26, 2023

DEPARTMENT: Police Department
Freeman Carney, 480 948-7410

AGENDA TITLE:
Discussion of Agreement with Tyler Technologies for Cloud-Hosted Public Safety Software Services

SUMMARY STATEMENT:

The Tyler Technologies public safety platform is the system that the police department uses for computer-aided dispatch, mobile operations, law enforcement records, and crime analytics.

Under the current model, maintaining the infrastructure that hosts the Tyler Technologies Public Safety platform creates variable overhead in the form of recurring capital expenditures and personnel investment. Maintaining the Tyler system is not an efficient use of staff's time, and the current platform is more vulnerable to cyber-attacks than the cloud solution.

Going with Tyler Technologies Cloud Hosting Services will move the department to a state-of-art system, help mitigate cyber-attacks, increase reliability, and decrease the time staff spends on maintaining the system.

BUDGETARY IMPACT:

Moving to Tyler's Cloud Hosting solution will be a yearly cost of \$108,000.

ATTACHMENT(S):

- A. Staff Report
- B. Tyler Project outline
- C. Tyler Quote
- D. Contract/Agreement



PROPOSED PROJECT

Proposed Project Name: Tyler Technologies Cloud Hosting Services

Business Problem:

Under the current model, maintaining the infrastructure that hosts the Tyler Technologies Public Safety platform creates variable overhead in the form of recurring capital expenditures and personnel investment. Maintaining the Tyler system is not an efficient use of staff's time, and the current platform is more vulnerable to cyber-attacks than the cloud solution.

Goal / Objectives:

- Create and get approved a budget revision for a contract with Tyler Technologies – Cloud Hosted Services
- Move our current services from a Paradise Valley onsite (self-hosted) solution to a state-of-art cloud hosted solution provided and maintained by Tyler Technology's and Amazon Web Services Government Cloud
- Utilize Tyler's staff expertise to maintain and secure the mission-critical software services needed for the PD department
- Reduce the town's risk for cyber and disaster recovery events by engaging Tyler Technologies team to maintain on a 24-hour basis the health and stability of our PD software programs (*Improved Operational Resiliency and Cyber Vigilance*)

Tyler's goal is to provide peace of mind to their customers that the software environment is in good hands, to ensure the best possible configuration of the environment, and to lower IT overhead for managing physical equipment, virtual machines, the application, and Microsoft updates.

Project Description:

The project will consist of moving all the current Tyler PD software services to a modern and world-class datacenter hosted and managed by Amazon Web Services and Tyler Technologies.

World-Class Datacenter

At the completion of the technology project migration; Tyler Technologies services will be deployed and hosted in a State and Federal compliant Amazon Web Services Government Cloud facility utilizing Tyler's expert staff, disaster recovery capabilities and Tyler 24/7 Managed Services for day-to-day support

Latest Infrastructure and Hardware

Tyler Technologies and Amazon Web Services will be responsible for all computer and disk storage infrastructure, datacenter networking and cloud security best practices.

Tyler will manage and maintain the Amazon platform, applications, operating systems, system backups, and disaster recovery procedures

Tyler's customer (Paradise Valley) will be responsible for all existing on-premises equipment, workstations, and the redundant internet connections

Tyler Service Level Commitments

Backup and Recovery

If a failure occurs, Tyler strives to achieve the following business restoration capabilities:

Server Failure Recovery Time: Less than < 4 hours to restore application

Data Recovery Point Objective: Less than < 1 hour data loss

Cyber Vigilance

Security / Monitoring / Support:

Tyler Technologies will perform all systems and security maintenance, security testing, and security compliance activities matching the state and federal security standards.

Operational Resiliency

Utilizing a dedicated and trained staff; Tyler Hosted Managed Services (HMS) will ensure that the environment is properly configured and maintained.

Tyler will be responsible for the setup, configuration, system monitoring, system and application updates, triage, support, system backup and ensuring that the applications are installed in the best possible configuration.

The Managed Services team will perform the following daily routine functions:

Verifying backups are current and useable in case of an emergency
Real-time alerts
Monitoring application and hardware health
Server Resource utilization – memory, processors, hard drive space
Tyler Technology application and Microsoft Windows services monitoring
SQL database performance execution times
Network performance optimization
Applying best practice cyber security updates for operating system and application patches
Tuning the environment as customer business requirements grow

Primary stakeholders identified in this project include IT, Legal, Dispatch, Patrol Officers, Detectives, and Command Staff.

Justification/Benefits: Why should/must the project be started now? List reasons

1. Reduce the risk of system failures due to self-hosting the application servers onsite and directly managing the software technology
2. Current staff lacks the expertise and time to manage the evolving complexity and specialization required to maintain Tyler Technologies software services
3. Improved security compliance by moving to an Amazon Government approved datacenter facility
4. The Cloud solution quickly identifies any failures in the system and Tyler staff promptly corrects the any issues. This will decrease staffs time spent working with Tyler on fixing solutions
5. Historical costs in hardware/servicers specific to Tyler Public Safety will go away. Costs of licensing Microsoft components for Tyler's software to include server migrations to overcome Microsoft's end-of-life issues will also go away.

Funding Sources:

To complete the process Town Council would need to approve a contract revision with Tyler Technologies costing \$108K
Funding: 10-63-290

Strategic Plan Alignment:

PD Value: Operational Resiliency, Reduced Cyber Risks
PD Goal 4: Incorporate tech into the department

LIFECYCLE COSTS

Assumption: Yearly renewal contract of \$108k

Estimated:	\$108k
------------	--------

PROJECT TIMELINE		
Duration:	2 month	(April 2023 Completion)
Resources:	Legal approved and updated contract.	

PROJECT RISKS
1. 100% cloud based, so dependent on 3 rd party
Consequences of Not Performing Project: <ol style="list-style-type: none"> 1. Increasing risks of operational failures due to self-hosting, staff knowledge and skills gaps, aging hardware, and increased state mandated cyber security best practices 2. PD department would miss out on the benefit from the latest software product updates 3. Tyler Technologies staff can overcome the product knowledge and datacenter infrastructure requirements faster and with less impact risks to PD operations than current Paradise Valley IT staff 4. Benefiting from a standard disaster recovery backup and restoration plan maintained by Tyler Technologies 5. Current supply-chain dependencies leave town vulnerable to extraordinary long lead times for system replacements in case of failure 6. Tyler Technologies shares in the responsibility to maintain the state mandated cyber security audit compliance best practices
What criteria should halt this project for review? <ol style="list-style-type: none"> 1. If it becomes over budget by 10%

ROLES					
Organization	Project Mgmt.	Sponsor / Owner	User/ Client	M&O Support	Stakeholder
Chief of Police		X			

<i>PD Cmdr. Operations</i>	X		X		
<i>PD Cmdr. Technology</i>			X		X
<i>PD Crime Analyst</i>			X		X
PD Patrol Officers			X		X
PV Legal Dept.					X
<i>IT</i>				X	X
<i>3rd Parties</i>				X	

Approvals

NAME	ROLE	SIGNATURE	DATE
Pete Wingert	Chief of Police		



AMENDMENT

This amendment ("Amendment") is effective as of the date of signature of the last party to sign as indicated below ("Amendment Effective Date"), by and between Tyler Technologies, Inc. with offices at 840 West Long Lake Road, Troy, Michigan 48098 ("Tyler") and Town of Paradise Valley, Arizona, with offices at 6433 Lincoln Drive, Paradise Valley, Arizona 85253 ("Client").

WHEREAS, Tyler and the Client are parties to a Standard Software License and Services Agreement with an effective date of October 18, 2001 (the "Agreement"); and

WHEREAS, Tyler and Client now desire to amend the Agreement.

NOW THEREFORE, in consideration of the mutual promises hereinafter contained, Tyler and the Client agree as follows:

1. The items set forth in the Investment Summary attached as Exhibit 1 to this Amendment are hereby added to the Agreement as of the first day of the first month following Amendment Effective Date; and, notwithstanding anything to the contrary in Exhibit 1, ending coterminous with the maintenance and support term as set forth in the Agreement. Payment of fees and costs for such items are as follows:
 - a. Annual Hosting Fees, as indicated in Exhibit 1, shall be invoiced on the first day of the first month following the Amendment Effective Date, prorated for the time period commencing on such date and ending concurrently with Client's annual maintenance and support term under the Agreement. Hosting Services will renew annually for one (1) year Terms unless terminated in writing by either party at least thirty (3) days prior to the end of the then-current term. Subsequent Hosting Services fees will be invoiced annually in advance at our then-current rates.
 - b. Unless otherwise provided herein, services identified at Exhibit 1 and added to the Agreement pursuant to this Amendment shall be invoiced as provided and/or incurred.
 - c. Third Party Hardware: Third Party Hardware costs, if any, are invoiced upon delivery.
2. This Amendment shall be governed by and construed in accordance with the terms and conditions of the Agreement.
3. All other terms and conditions of the Agreement shall remain in full force and effect.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, a duly authorized representative of each party has executed this Amendment as of the date of signature of the last party to sign as indicated below.

Tyler Technologies, Inc.

Town of Paradise Valley, Arizona

By: _____

By: _____

Name: Bryan Proctor

Name: _____

Title: President, Public Safety Division

Title: _____

Date: _____

Date: _____



Exhibit 1
Amendment Investment Summary

The following Amendment Investment Summary details the software, products, and services to be delivered by us to you under the Agreement. This Amendment Investment Summary is effective as of the Amendment Effective Date.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK



Quoted By: Terri Minter
 Quote Expiration: 3/7/23
 Quote Name: Cloud and Managed Services

Sales Quotation For:

Town of Paradise Valley
 6433 E Lincoln Dr
 Paradise Valley AZ 85253-4328
 Phone: +1 (480) 948-7418

Annual / SaaS

Description	Fee	Discount	Annual
Enterprise Public Safety			
Recurring Costs			
Standard AWS GovCloud Hosting and Tyler Managed Services	\$ 102,000	\$ 0	\$ 102,000
TOTAL			\$ 102,000

Third-Party Hardware, Software and Services

Description	Quantity	Unit Price	Total	Unit Maintenance	Year One Maintenance
Enterprise Public Safety					
Redundant VPN Appliance Bundle	1	\$ 6,000	\$ 6,000	\$ 0	\$ 0
TOTAL			\$ 6,000		\$ 0

Summary	One Time Fees	Recurring Fees
Total Tyler Software	\$ 0	\$ 0
Total Annual	\$ 0	\$ 102,000
Total Tyler Services	\$ 0	\$ 0
Total Third-Party Hardware, Software, Services	\$ 6,000	\$ 0
Summary Total	\$ 6,000	\$ 102,000
Contract Total	\$ 108,000	

Assumptions

The Standard Deployment will utilize one availability zone (datacenter) within one region (cluster of three geographically separated datacenters), and the solution will be deployed in the AWS GovCloud East or West region utilizing Tyler's DevOps expertise, disaster recovery tooling and Tyler Managed Services. The solution will be deployed in a dedicated Virtual Private Cloud (VPC) on dedicated EC2 instances and dedicated Elastic Block Store (EBS) volumes. Tyler's Cloud Hosted Deployment will utilize AWS's shared responsibility model. AWS will be responsible for all compute and storage infrastructure, datacenter networking and cloud security. Tyler will manage and maintain the platform, applications, operating systems, disaster recovery failover and system backup. Collectively we all will have input on the network, firewall and encryption configuration. Tyler's customer will be responsible for all existing on-premises equipment, workstations and the internet connection.

Standard – 98% uptime guarantee

Attainment	Relief
100.00% - 98.00%	NA
97.99% - 95.00%	4%
94.99% and below	5%
Remedies capped at 5%. Quarterly calculation	



Exhibit 2

Additional Terms for Enterprise Public Safety Hosted Components

We will provide you with the Enterprise Public Safety hosted components of Tyler Software indicated in the Investment Summary of this License and Services Agreement. The terms and conditions contained in this document only apply to our provision of those applications. Capitalized terms not otherwise defined will have the meaning assigned to such terms in your License and Services Agreement.

1. Additional Definitions. The following definitions shall apply to this Exhibit:
 - 1.1. **“Enterprise Public Safety Components”** means the Enterprise Public Safety hosted components of Tyler Software identified in the Investment Summary.
 - 1.2. **“Hosting Services”** means the hosting services Tyler will provide for the Enterprise Public Safety Components for the fees set forth in the Investment Summary. Terms and Conditions for the Hosting Services are set forth in this exhibit.
 - 1.3. **“SLA”** means the service level agreement applicable to the Hosting Services for the Enterprise Public Safety Components. A copy of Tyler’s current SLA is attached hereto as Schedule 1 to this exhibit.
 - 1.4. **“Third Party Services”** means the services provided by third parties, if any, identified in the Investment Summary.
2. Hosting Terms for Enterprise Public Safety Components.
 - 2.1. We will either host or engage Third Party Services in order to host the Enterprise Public Safety Components set forth in the Investment Summary for the fees set forth therein. You agree to pay those fees according to the terms of the Invoicing and Payment Policy. In exchange for those fees, we agree to provide the Hosting Services according to the terms and conditions set forth in this Exhibit, and the other applicable terms of the Agreement. If you fail to pay those fees, we reserve the right to suspend delivery of the applicable Hosting Services after advance written notice to you of our intention to do so.
 - 2.2. In our sole discretion, we may elect to migrate the Hosting Services to a replacement system (including our own) and will undertake reasonable efforts to complete such transfer during maintenance windows as set forth in the SLA. We will undertake reasonable efforts to provide you with advance written notice of any such transfer. You agree to provide all reasonable assistance and access in connection with any such transfer. In the event the Enterprise Public Safety Components are transferred to our data center and we provide hosting services directly to you, the terms of the SLA will also apply.
 - 2.3. The initial term for the Hosting Services is one (1) year. Thereafter, the term will renew automatically for additional one (1) year terms, unless terminated by either party at least thirty (30) days in advance of the upcoming renewal date.
 - 2.4. Where applicable, we will perform or cause to have performed upgrades of the applications, hardware, and operating systems that support the Hosting Services. These upgrades are performed in commercially

reasonable timeframes and in coordination with third-party releases and certifications. We will make available information on industry-standard minimum requirements and supported browsers for accessing the Hosting Services.



Exhibit 2

Schedule 1

Service Level Agreement

Agreement Overview

This SLA outlines the information technology service levels that we will provide to you to ensure the availability of the Hosting Services that you have requested us to provide. All other support services are documented in the applicable Support Call Process. All defined terms not defined below have the meaning set forth in the Agreement.

Definitions

Attainment: The percentage of time a service is available during a billing cycle, with percentages rounded to the nearest whole number.

Client Error Incident: Any service unavailability resulting from your applications, content or equipment, or the acts or omissions of any of your service users or third-party providers over whom we exercise no control.

Downtime: Those minutes during which the applicable software products are materially unavailable for your use. Downtime does not include those instances in which only a Defect is present.

Service Availability: The total number of minutes in a billing cycle that a given service is capable of receiving, processing, and responding to requests, excluding maintenance windows, Client Error Incidents and Force Majeure.

Service Availability

The Service Availability of the applicable software products is intended to be 24/7/365. We set Service Availability goals and measures whether we have met those goals by tracking Attainment.

Client Responsibilities

Whenever you experience Downtime, you must make a support call according to the procedures outlined in the applicable Support Call Process exhibit. You may escalate through the hosting hotline. You will receive a support incident number. Any Downtime is measured from the time we intake your support incident.

To track attainment, you must document, in writing, all Downtime that you have experienced during a billing cycle. For purposes of this Service Level Agreement, billing cycle shall be based on each calendar quarter. You must deliver such documentation to Tyler within thirty (30) days of a billing cycle's end.

The documentation you provide must substantiate the Downtime. It must include, for example, the support incident number(s) and the date, time and duration of the Downtime(s).

Tyler Responsibilities

When our support team receives a call from you that a Downtime has occurred or is occurring, we will work with you to identify the cause of the Downtime (including whether it may be the result of a Client Error Incident or Force Majeure). We will also work with you to resume normal operations.

Upon timely receipt of your Downtime report, outlined above, we will compare that report to our own outage logs and support tickets to confirm that a Downtime for which Tyler was responsible indeed occurred.

We will respond to your Downtime report within thirty (30) days of receipt. To the extent we have confirmed Downtime for which we are responsible, we will provide you with the relief set forth below.

Client Relief

When a Service Availability goal is not met due to your confirmed Downtime, we will provide you with relief that corresponds to the percentage amount by which that goal was not achieved, as set forth in the Client Relief Schedule below.

Notwithstanding the above, the total amount of all relief that would be due under this SLA will not exceed 5% of the fee for any one billing cycle. Issuing of such credit does not relieve us of our obligations under the Agreement to correct the problem which created the service interruption. A correction may occur in the billing cycle following the service interruption. In that circumstance, if service levels do not meet the corresponding goal for that later billing cycle, your total credits will be doubled, with equal relief being provided in that later billing cycle.

Client Relief Schedule

Targeted Attainment	Actual Attainment	Client Relief
100%	98-99%	Remedial action will be taken at no additional cost to you.
100%	95-97%	Remedial action will be taken at no additional cost to you. 4% credit of fee for affected billing cycle will be posted to next billing cycle

100%	<95%	Remedial action will be taken at no additional cost to you. 5% credit of fee for affected billing cycle will be posted to next billing cycle. Remedies are capped at 5%. Quarterly calculation
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You may request a report from us that documents the preceding billing cycle's Service Availability, Downtime, any remedial actions that have been/will be taken, and any credits that may be issued. That report is available by contacting the hosting hotline through the support portal(s).

Applicability

The commitments set forth in this SLA do not apply during maintenance windows, Client Error Incidents, and Force Majeure.

We perform maintenance during limited windows that are historically known to be reliably low-traffic times. If and when maintenance is predicted to occur during periods of higher traffic, we will provide advance notice of those windows and will coordinate to the greatest extent possible with you. When maintenance is scheduled to occur, we will provide approximately two (2) weeks' advance written notice to the contact information that you supply on your notification form. When emergency maintenance is scheduled, you will receive an email at that same contact point.

Force Majeure

You will not hold us responsible for meeting service levels outlined in this SLA to the extent any failure to do so is caused by Force Majeure. In the event of Force Majeure, we will file with you a signed request that said failure be excused. That writing will include the details and circumstances supporting our request for relief with clear and convincing evidence pursuant to this provision. You will not unreasonably withhold your acceptance of such a request.



Exhibit 3

Tyler Hosted Managed Services (“HMS”)

I. Scope of Services:

Tyler will perform the following system administrative tasks on the cloud hosted environment:

- a. Infrastructure Monitoring
- b. System Software Monitoring
- c. Database Administration
- d. Data Backup
- e. Tyler Application Updates
- f. System Updates

In addition, the following terms apply to the HMS Services:

- a. HMS Services are available 24/7/365, subject to the terms and conditions of the SLA.
- b. HMS services are restricted to the cloud hosted infrastructure and Tyler software environment only.
- c. Administration services are restricted to two Tyler environments: one live environment, and one test environment.
 - (1) In cases where additional environments exist, each additional environment will be subject to additional fees, which Tyler will quote to Client at Tyler’s then-current rates.
- d. Tyler does not support, and this HMS Agreement does not include support services for, any third-party product. Tyler will reasonably cooperate with Client in investigating issues within the Tyler Software that may be created by a third-party product, but it is Client’s responsibility to pursue support on third party products directly from that vendor or its authorized partners.
- e. Tyler can deploy the Virtual Message Switch (VMS) in a cloud hosted environment or within the client’s environment. The location of the VMS is dependent on state requirements. If the state will not allow the VMS to be hosted in the cloud hosted environment, then the VMS will be deployed on the Client’s existing secure state-approved network on virtualized infrastructure.

II. Client Responsibilities:

- a. Client shall install and maintain for the duration of this HMS Agreement a stable business class high-speed internet connection available to connect to the cloud hosted environment and for remote support connections. The connection should provide enough bandwidth and throughput to support existing internet traffic and the additional traffic generated by the Tyler deployment. Client shall pay for installation, maintenance and use of such equipment and associated communication line use charges. Tyler, at its option, shall use this remote interface in connection with error correction.
- b. Client is responsible for all client owned on-premise hardware, networking, peripheral devices, and all other third-party hardware/software.
- c. Client is responsible for installation and maintenance of on-premise Tyler client workstation software.
- d. Client is responsible for its GIS data including:
 - (1) Maintaining its GIS Data using esri ArcGIS Desktop/Pro software
 - (2) Pushing GIS data updates within the Tyler Software

TOWN OF PARADISE VALLEY

Tyler Technologies
Public Safety Software
January 26, 2023



Paradise Valley – Police Department Public Safety Software Partner



Tyler Technologies

– What is it?

- Public safety software designed to meet the needs of our police department teams
- Town police department has used this technology for 10+ years

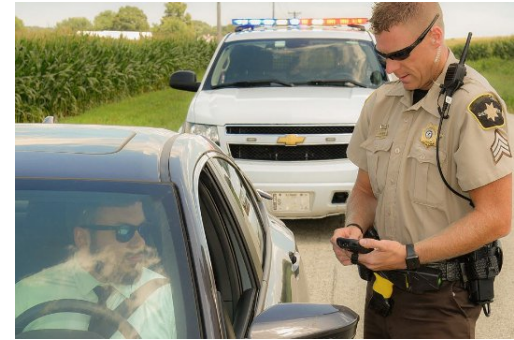


The Right Tools For The Job

Computer Aided Dispatch



Mobile Operations



Public Safety Analytics



Records Management



Tyler to the Cloud

Why consider moving our Public Safety systems to the cloud?

- Continue our Town technology strategy to move mission-critical software applications and systems to offsite datacenters, fully managed and maintained by the vendor
- Improved security compliance by moving to an Amazon Government approved datacenter facility
- Reduce the risk of system failures due to self-hosting the application servers onsite
- Current staff lacks the expertise and time to manage the evolving complexity and specialization required to maintain Tyler Technologies software services



Tyler Technologies

- Benefits

- Security:
 - Improved security compliance by moving to an Amazon Government approved datacenter facility
- Operational Support:
 - The Cloud solution quickly identifies any failures in the system and Tyler staff promptly correct any issues
 - Historical costs in hardware will go away
 - Reduce the risk of system failures that exceed the Town's recovery time objectives
 - Town personnel spends about 40-50 hours a month on maintaining the system. Refocus staff time to more value-added activities
- Early adopter savings of approximately \$30k a year in savings and a one-time project service fee savings of \$50k.



Tyler Technologies

- Risks

The Town is vulnerable to various complex disaster recovery or system failure scenarios in the event we experience a total server failure

Examples include:

- Single-Point of Failures
 - Today the Town has one simple server environment
 - Moving to an Amazon cloud solution will give the Town benefits to have access to redundant systems that would otherwise be cost prohibitive to reproduce onsite in our own data centers
- Cyber Security Requirements
 - State and Federal technology requirements to secure Public Safety software systems exponentially rise each year
- Public Safety Software Expertise
 - Current Town technology staff lacks the expertise to manage the evolving complexity and specialization required to maintain Tyler Technologies software services



Service Level Commitments

How long can the PD public safety software system be offline before it drastically reduces citizen services?

Goal: Less than <24 hours to fully restore access to our public safety software

We believe the risks highlighted based on our Town's current datacenter technology capabilities fail to meet the Town's service level restoration expectations



Server Recovery Capabilities

Scenario: What is our current Server Failure Recovery Time for Public Safety?

Answer (Simple Failures): 24-72 hours to repair

Answer (Major Failures): Unknown

Major failure dependencies include:

- » Warranty replacement availability, dependent on manufacturer
- » New purchase lead times can be 4-16+ weeks
- » Staff and vendor expertise to rapidly build and deploy new servers

Tyler Technologies and Amazon:

– Server Failure Recovery Time: Less than < 4 hours



Budgetary Impact

Moving to Tyler's Cloud Hosting solution will be an additional yearly cost of \$108k.

- Early adopter savings of approximately \$30k
- A one-time project service fee savings of \$50k



Summary

By moving to the Tyler Technologies Cloud, we will do the following:

- Transition the department to a state-of-art system,
- Help mitigate cyber-attacks,
- Increase reliability and decrease the time staff spends on maintaining the system



Tyler Technologies

Questions or Comments





Action Report

File #: 23-023

AGENDA TITLE:
Discussion of Alternate 9-1-1 Service Provider

STAFF CONTACT:

TOWN *Of* **PARADISE VALLEY**



STAFF REPORT

TO: Mayor Bien-Willner and Town Council Members

FROM: Jill Keimach, Town Manager
Freeman Carney, Chief of Police

DATE: January 26, 2023

DEPARTMENT: Police Department
Freeman Carney, 480 948-7410

AGENDA TITLE:
Consider information regarding a 9-1-1 service provider.

RECOMMENDATION:
Receive a presentation on an alternative 9-1-1 service provider.

SUMMARY STATEMENT:

The Town of Paradise Valley receives 9-1-1 service through the Maricopa Regional 9-1-1 (MR911), which is governed by the Maricopa Association of Governments (MAG). MR911 is funded by the Arizona Department of Administration (ADOA). The Town has no contract or agreement with MR911 or MAG to supply 9-1-1 services. Outside of the Maricopa region, the ADOA provides 9-1-1 service directly to counties and municipalities on a contractual basis and reimburses the county or municipality 100% of the costs.

Recently, the ADOA completed a competitive solicitation for 9-1-1 services in Arizona. The winning bidder of the solicitation is AT&T. The ADOA/AT&T partnership offers municipalities some services that have previously not been available, including Service Level Agreements, access to trouble ticketing, and problem escalation pathways.

Additionally, the ADOA/AT&T solution is a cloud-based solution. Because of the cloud-based nature of this solution, the technology is consistently updated, leading to improved operations. The AT&T technicians are available 24/7/365, and there are two Nationwide Network Operation Centers (NOC) that provide constant support. The ADOA/AT&T solution provides three redundant pathways for the 9-1-1 call to arrive at the PVPD PSAP, including a VPN pathway, a Broadband path, and the FirstNet cellular network.

Finally, the ADOA/AT&T solution also provides some enhanced dispatch software features, including upgraded mapping for 9-1-1 calls, full capabilities with interoperability between agencies. From a resident perspective the upgrades include:

1. Citizen Input-a software program native to the 9-1-1 system that allows photos, videos, and live-streaming of data from the incident scene to the dispatcher.
2. Smart Transcription-live transcription of the conversation between the dispatcher and the caller that can be reviewed to assist in safely dispatching responders.
3. Automatic Abandoned Callback-software that immediately and automatically calls back 9-1-1 callers who abandon the call prior to the dispatcher picking up.

BUDGETARY IMPACT:

There is no budgetary impact to receiving this information. If the Council directs staff to pursue a change in service providers, the costs for the remainder of FY 22-23 would be approximately \$150,000, which would be reimbursed by the ADOA.

ATTACHMENT(S):

- A. Staff Report
- B. PowerPoint presentation



Town of Paradise Valley

Paradise Valley Police Department 9-1-1 Project



Paradise Valley 9-1-1

Our 9-1-1 system is the most critical component of our critical infrastructure.

Key Question

**Is the Council interested in changing
9-1-1 vendors?**

9-1-1 History

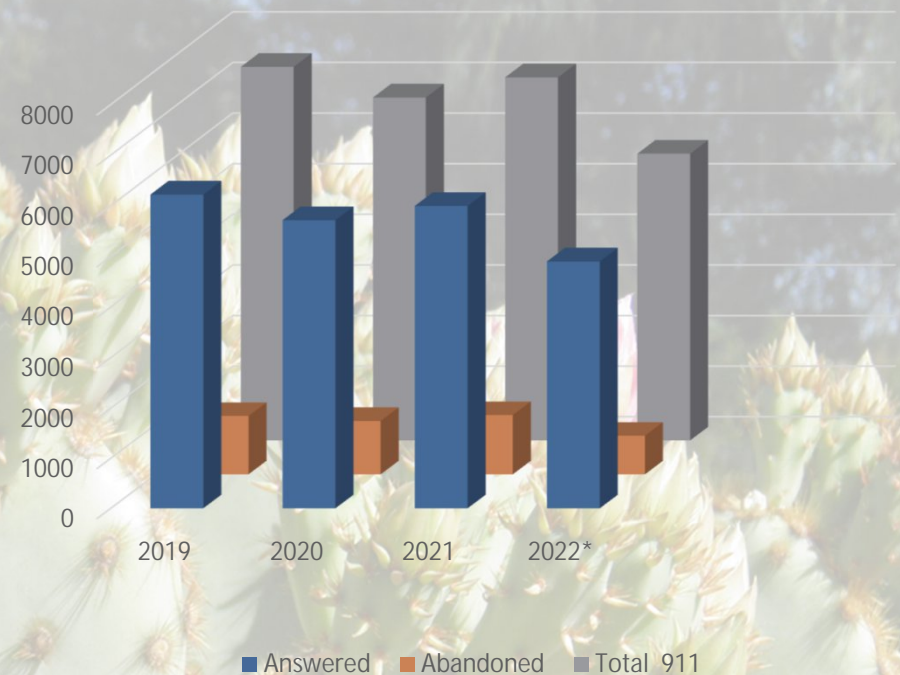
- Paradise Valley receives 9-1-1 service through the Maricopa Regional 9-1-1 (MR911), which is governed by the Maricopa Association of Governments (MAG).
- MR911 is funded by the Arizona Department of Administration (ADOA).
- The Town has no contract/agreement with MR911 or MAG for 9-1-1 service.
- Outside of the Maricopa region, ADOA provides 9-1-1 services to counties and municipalities on a contractual basis.



Paradise Valley 9-1-1

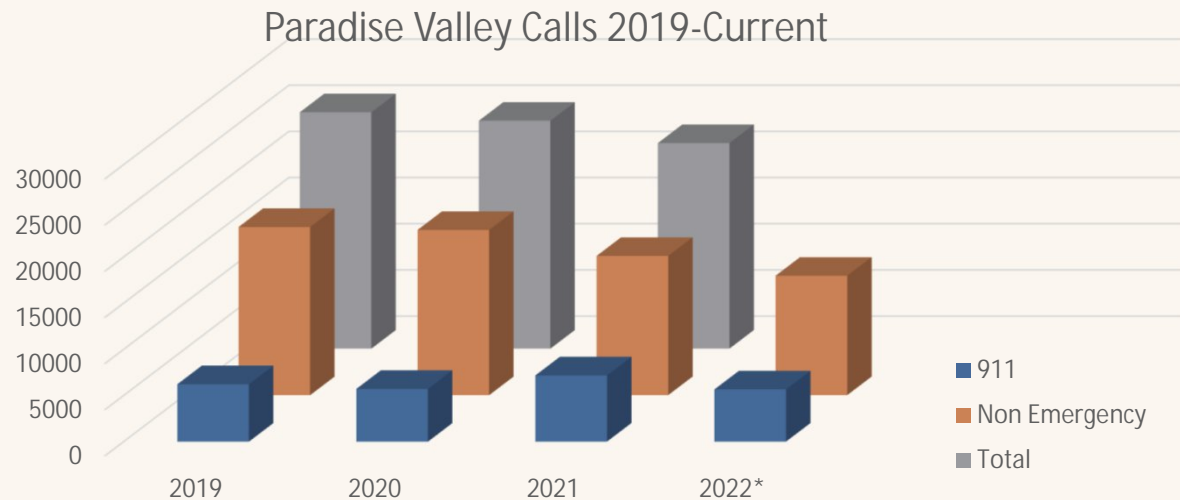
- Paradise Valley PD is the Primary Public Safety Answering Point (PSAP) for the Town and its immediate area.
- Average approximately 7,116 total 911 calls annually.
 - (*2022 as of 11/30/22)

PVPD 911 Calls 2019-Current



Paradise Valley 9-1-1

- Paradise Valley PD Communications Center handles on average 24,100 calls each year (non-emergency and 9-1-1).
- Intrado Viper system (August 2020)



Paradise Valley's Path to NG9-1-1

- Nationwide Push to Next Generation 911 (NG9-1-1)
 - Innovative technology and cloud-based IP networks
 - Enhanced E9-1-1 service that enable citizens to send potentially life-saving information such as photos, videos and text messages in addition to voice calls.
 - Allows for future enhancements in data and applications to 9-1-1



7



Paradise Valley's Path to NG9-1-1



AT&T/ADOA NG9-1-1

- Competitive solicitation completed in June 2021
- 100% reimbursable by ADOA
- Access to trouble ticketing and escalation routes
- Service Level Agreements and contractual obligations enforced by ADOA
- Six-to-nine-month timeline after agreement
- AT&T provides Call Handling Equipment (VESTA) that is NG9-1-1 ready.
- Deployed in more than two-thirds of the most populous US Cities.

Cloud-Hosted Benefits

- Proposed technology is cloud based
 - All PSAPs on same software versions
 - Consistently updated technology improves operations
 - AT&T technicians accessible 24/7/365
 - 2 Nationwide network operation centers (NOC) provide constant support
- Proposed technology has three redundant paths to PSAP.
 - Primary-VPN path
 - Secondary-Broadband
 - Tertiary-FirstNet cellular network (AT&T)
 - Flexible network routing options reduce vulnerabilities

Dispatch Benefits

- Improved emergency response
 - Multiple mapping options for 9-1-1 calls
 - Incorporate Rapid SOS data
- Evacuation Contingency
 - Scottsdale PD
 - Hot seating / Roaming
- Increasing compatibility with emerging technologies



10



Software Benefits

- Instant upgrades to new software
- NG9-1-1 software features
 - Citizen Input-Pictures, videos, and live streaming from the scene to the dispatcher and field personnel
 - Smart Transcription-Live transcript of conversation between dispatcher and caller
 - Automatic Abandoned Callback-system calls back callers who abandon calls prior to dispatcher picking up



Questions?



Action Report

File #: 23-024

AGENDA TITLE:

Discussion of Committee, Commission, and Board Appointment Process

STAFF CONTACT:

TOWN *Of* **PARADISE VALLEY**



STAFF REPORT

TO: Mayor Bien-Willner and Town Council Members

FROM: Jill Keimach, Town Manager
Duncan Miller, Town Clerk

DATE: January 26, 2023

DEPARTMENT: Town Manager
Duncan Miller, 480-348-3610

AGENDA TITLE:

Discussion of Committee, Commission, and Board Appointment Process

SUMMARY STATEMENT:

The purpose of this Study Session item is to update the Town Council on the committee volunteer recruitment and selection process for 2023 and to receive direction on next steps.

Process

Consistent with the process in previous years, volunteer applications are accepted online throughout the year. On January 13th, the Town published a reminder on the website and in the Town Manager's Weekly update about volunteer opportunities. Specific vacancies were not included in the announcement; however, residents may list on the application which committee(s) they are interested in. To be considered for appointment in this cycle, application must be submitted by February 3rd.

It is recommended that the Town Council schedule a special meeting to conduct the interviews instead of spreading them out over multiple regular meetings. Past practice has been to discuss the applicants in executive session following the final interview. Appointment decisions will be scheduled as an Action Item during the March 9th regular meeting.

2023 Vacancies

In October, staff contacted those committee members whose terms are expiring in 2023 and generated a list of vacancies (see Attachment B). There are a total of ten vacancies in this appointment cycle including one seat each on the Board of Adjustment, Planning Commission, Historical Advisory Committee, Municipal Property Corporation, Paradise Valley Mountain Preserve Trust, and Personnel Appeals Board. In addition, two members on the Public Safety Personnel Retirement Board whose terms are up this year have requested to transfer to a different committee.

The PV Arts Board previously had 11 members but it was reduced to nine members last year through attrition. The Board is now requesting to return to 11 members.

Council Direction Requested

1. Should the Council expedite filling the vacancy on the Board of Adjustment?
Rohan Sahani resigned from the Board in January. The Board Chair has asked the Council to consider filling the vacancy prior to April to avoid potential tied votes.
2. Should membership on the PV Arts Board be increased from 9 to 11?
3. Should some or all committee chairs be present for committee interviews?
4. Is there consensus to hold interviews in a public meeting and discuss applicants in executive session?
5. Schedule a special meeting to conduct interviews.

ATTACHMENTS:

- A. Staff Report
- B. Committee, Commission, and Board Reappointments/Vacancies
- C. Committee, Commission, and Board Membership and Terms
- D. Presentation

2023 BOARDS, COMMITTEES AND COMMISSION APPOINTMENTS / RE-APPOINTMENTS

Committee	Created	Term	Membership Defined	Qualifications	Expiring Terms Vacancy/Resignation
Advisory Committee on Public Safety Council Appts	Mar 2015	Staggered 2-yr Term	Res. 1330 Res. 2016-10 Res. 2017-21 Res. 2020-01	<ul style="list-style-type: none"> Resident Annual Background Check 	Jay Ozer Kathy Petsas Ryan Woody
Board of Adjustment Mayor Appts	Oct 1961	Staggered 3-yr Term	TC § 2-5-3(A) ARS §9-462.06	Resident	Jon Newman Hope Ozer Quinn Williams Rohan Sahani (Term 2024)
Hillside Building Committee Mayor Appts	Aug 1973	Staggered 2-yr Term	TC §2-5-6(B)	Citizen members must be residents, but not Planning Commissioners or Town Staff	Scott Jarson
Historical Advisory Committee Council Appts	Jul 1997	Staggered 3-yr Term	Council Action 7/13/2000	Resident	John Wintersteen Vacancy (Labelle)
Municipal Property Corp Council Appts	Oct 1993	Staggered 3-yr Term	Articles of Incorporation Bylaws 3.04 Res 2018-04	Resident	John Goldsberry Richard Gordon Martin Galbut (Term 2025)
Personnel Appeals Board Council Appts	Jan 1986	Staggered 3-yr Term	TC § 2-5-5(A) ARS §38-847	<ul style="list-style-type: none"> Resident May not be employees or an official of the Town 	Vacancy (Term 2025) (Clarke)

Committee	Created	Term	Membership Defined	Qualifications	Expiring Terms Vacancies
Planning Commission Council Appts	Aug 1961	Staggered 3-yr Term	TC § 2-5-2(A)	Resident	Kristina Locke Jim Rose Thomas Campbell
PV Arts Board Council Appts	Jul 1997	Staggered 3-yr Term	Resolution 2018-17	Resident	Carol Brecker Kathy Duley Natalie Montenegrino Colleen Steinberg
PV Mountain Preserve Trust Mayor Appts	Nov 1997	Staggered 3-yr Term	Resolution 923 Trust Articles 2018 Crt Order	<ul style="list-style-type: none"> Resident At least 21 years old 	Fred Pakis Martha Hunger-Henderson
PSPRS Mayor Appts	June 1980	Staggered 4-yr Term	ARS §38-847(A)(1)	<ul style="list-style-type: none"> Resident 1 member designated as mayor's rep. 	Fernando Iacona (Request to transfer) Keith Wong (Request to transfer)

2023 Volunteer Committee Member Expiring Terms

Board/Committee	First Name	Last Name	Appointed	Term End
ACOPS				
Advisory Committee on Public Safety Chair	Mark	Stanton	2022	2024
Advisory Committee on Public Safety	Timothy	Dickman	2019	2024
Advisory Committee on Public Safety	Jim	Hawthorne	2021	2024
Advisory Committee on Public Safety	Jay	Ozer	2015	2023
Advisory Committee on Public Safety	Kathy	Petsas	2021	2023
Advisory Committee on Public Safety	Mark	Winograd	2021	2024
Advisory Committee on Public Safety	Ryan	Woody	2017	2023
BOARD OF ADJUSTMENT				
Board of Adjustment	Robert	Brown	2021	2024
Board of Adjustment	Priti	Kaur	2021	2024
Board of Adjustment	Emily	Kile	2004	2024
Board of Adjustment	Rohan	Sahani	2019	2024
Board of Adjustment	Jon	Newman	2015	2023
Board of Adjustment	Hope	Ozer	1986	2023
Board of Adjustment	Quinn	Williams	2017	2023
HILLSIDE BUILDING COMMITTEE				
Hillside Building Committee	Scott	Jarson	2013	2023
Hillside Building Committee	Scott	Tonn	2017	2024
Historical Advisory Committee				
Historical Advisory Committee	Kathryn	Gasser	1998	2024
Historical Advisory Committee	Jennifer	Gustafson	2021	2024
Historical Advisory Committee	Catherine	Kauffman	1997	2024
Historical Advisory Committee	Christine	Labelle	2021	2024
Historical Advisory Committee	Jennifer	Nagel	2021	2024
Historical Advisory Committee	Maureen	Strom	2004	2024
Historical Advisory Committee	Beth	Wickstrom	2015	2024
Historical Advisory Committee	John	Wintersteen	2010	2023
Municipal Property Corporation				
Municipal Property Corporation Board of Directors	Blair	Portigal	2021	2024
Municipal Property Corporation Board of Directors	Martin	Galbut	2022	2025
Municipal Property Corporation Board of Directors	John	Goldsberry	2020	2023
Municipal Property Corporation Board of Directors	Richard	Gordon	2005	2023
Municipal Property Corporation Board of Directors	Jonathan	Wainwright	2022	2025
	Vacant or requested not to be reappointed			
	Requested to be reappointed			

2023 Volunteer Committee Member Expiring Terms

Paradise Valley Mountain Preserve Trust				
Paradise Valley Mountain Preserve Trust	Fred	Pakis	2005	2023
Paradise Valley Mountain Preserve Trust	John	Graham	2018	2024
Paradise Valley Mountain Preserve Trust	Steve	Evans	2022	2025
Paradise Valley Mountain Preserve Trust	Martha	Hunter Henderson	2019	2023
Paradise Valley Mountain Preserve Trust	Joan	Levinson	2005	2025
Paradise Valley Mountain Preserve Trust	George	Getz	2022	2025
Paradise Valley Mountain Preserve Trust	Teresa	Zachariah	2018	2024
Personnel Appeals Board				
Personnel Appeals Board				2025
Personnel Appeals Board	Rachelle	Leibsohn	2021	2024
Personnel Appeals Board	Deborah	Corso	2015	2025
Planning Commission				
Planning Commission	Pamela	Georgelos	2018	2024
Planning Commission	Karen	Liepmann	2021	2024
Planning Commission	Thomas	Campbell	2000	2023
Planning Commission	Charles	Covington	2017	2025
Planning Commission	William	Nassikas	2021	2024
Planning Commission	Kristina	Locke	2020	2023
Planning Commission	Jim	Rose	2020	2023
Public Safety Personnel Retirement Board				
Public Safety Personnel Retirement Board	Jameson	Van Houten	2013	2026
Public Safety Personnel Retirement Board	Fernando	Iacona	2016	2023
Public Safety Personnel Retirement Board	Keith	Wong	2018	2023
PV Arts Board				
PV Arts Board	Phyllis	Barbee	2021	2024
PV Arts Board	Jan	Lindell	2021	2024
PV Arts Board	Carol	Brecker	2014	2023
PV Arts Board	Kathy	Duley	2015	2023
PV Arts Board	Natalie	Montenegrino	2018	2023
PV Arts Board	Laura	Paquelet-Carpinelli	2015	2025
PV Arts Board	Colleen	Steinberg	2017	2023
PV Arts Board	Marianne	Mallia	2021	2024
PV Arts Board	Janie	Russo	2010	2024

	Vacant or requested not to be reappointed
	Requested to be reappointed

COMMITTEE VOLUNTEER APPOINTMENT PROCESS 2023

January 23, 2023



PURPOSE & GOAL TODAY

Committee Process & Timeline

The purpose of this study session is to brief the Town Council on the proposed process and timeline for the volunteer committee recruitment and appointment process.

Questions and Direction

- Should vacancy on BOA be filled immediately?
- Increase size of PV Arts Board?
- Does the Council want all or some committee chairs present for interviews?
- Is there consensus to follow past practice of holding interviews in public and discussing applicants & appointments in executive session?
- Schedule special meeting to hold interviews



Process Steps

- Volunteer applications are accepted online throughout the year but there is a deadline to be considered in this cycle
- Specific vacancies were not advertised. Applicants are invited to designate which committee(s) they are interested in
- All qualified applicants will be interviewed by the Council in public special meeting

Key Dates

January 13 - Advertise for residents to apply - Manager's Weekly, website & AlertPV

February 3 - Application deadline

February – Special meeting to Interview applicants and discuss applicants/appointments in executive session

March 9 – Appointments

April 1 – Effective Date

2023 Board, Committee Commission Appointments

www.paradisevalleyaz.gov/volunteer

Volunteer Opportunities

Proud History of Community Involvement

For more than 50 years the Town has benefited from a high level of community involvement. This spirit has helped preserve the Town's original mission to maintain a quiet residential community respectful of its surroundings, while at the same time guiding policy changes to address the needs of a changing demographic. There are more than 50 positions for residents on 10 committees, commissions, and boards.

The Council makes appointments to committees, commissions, and boards in March of each year. Applications received by the first week of February will be considered for appointment.

Below are summaries of the Town's various committees.

Committee Descriptions

Advisory Committee on Public Safety (ACOPS)

The Advisory Committee on Public Safety was established to preserve and improve the quality of life in assisting the Police Department and Community Resource Officer in engaging the community in a public safety program relevant to public safety, including prevention, enforcement, awareness, and community/victim outreach and an oversight board. The Committee is comprised of seven members appointed by the Mayor and Council and serve two year terms. A Council Member serves as the Chairperson.

Arts Advisory Committee

The Arts Advisory Committee advises the Town Council concerning planning and display of art works in the Town Complex. The Committee helps to create and sustain a cultural and artistic environment which encourages artists, collectors, and gallery owners to participate in educational and exhibition projects within the Town. The Committee meets three times per year.

Board of Adjustment

The Board of Adjustment is a group of seven residents appointed by the Town Council to hear appeals and interpretations by the Zoning Administrator and variance requests. They may grant variances from, and application of the Zoning Ordinance if a hardship exists as outlined in State statutes and the Zoning Ordinance.

Volunteer Opportunities

TOWN OF PARADISE VALLEY COMMITTEE VOLUNTEER APPLICATION FORM


Thank you for your interest in volunteering with the Town. Appointments to committees, commissions, and boards are made in March of each year and terms begin April 1. Applications are accepted throughout the year. The deadline to be considered for appointment is February 3. Applications received after that time will be kept on file and may be considered for mid-term vacancies. A full list of vacancies is not available at this time. You are welcome to indicate which committees interest you most. During the interview with the Mayor and Council, consideration will be given to the applicant's background, skills, and interests to assist in determining the best fit.

Please provide the following background information.

Name*	<input type="text"/>
Address*	<input type="text"/>
Email*	<input type="text"/>
Home Phone	<input type="text"/>
Employer	<input type="text"/>
Occupation	<input type="text"/>
Business Phone	<input type="text"/>
Cell Phone	<input type="text"/>
Number of years as PV resident	<input type="text"/>
Professional experience highlights	<input type="text"/>



2023 Board, Committee Commission Appointments

Committee	Created	Term	Membership Defined	Qualifications	Expiring Terms Vacancy/Resignation
Advisory Committee on Public Safety Council Appts	Mar 2015	Staggered 2-yr Term	Res. 1330 Res. 2016-10 Res. 2017-21 Res. 2020-01	<ul style="list-style-type: none"> Resident Annual Background Check 	Jay Ozer Kathy Petsas Ryan Woodydy
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REQUESTED DIRECTION

Vacancies

- Board of Adjustment = 1
 - Planning Commission = 1
 - Historical Advisory = 1
 - MPC = 1
 - PVMPT = 1
 - PAB = 1
 - PSPRS = 2 (possibly)
 - PV Art Board = 2 (possibly increase)
-
- TOTAL = 10

Questions and Direction

- Should vacancy on BOA be filled immediately?
- Increase size of PV Arts Board?
- Does the Council want all or some committee chairs present for interviews?
- Is there consensus to follow past practice of holding interviews in public and discussing applicants & appointments in executive session?
- Schedule special meeting?



COMMITTEE VOLUNTEER APPOINTMENT PROCESS 2021

January 26, 2023





Action Report

File #: 23-014

AGENDA TITLE:

Discussion of Andaz Resort Intermediate Special Use Permit Amendment (SUP) - 6160 N Scottsdale Rd and Rezoning of 6041 N Quail Run Rd for R-43 to SUP Resort

STAFF CONTACT:

TOWN *Of* **PARADISE VALLEY**



STAFF REPORT

TO: Mayor Bien-Willner and Town Council Members

FROM: Lisa Collins, Community Development Director
Paul Michaud, Planning Manager
George Burton, Senior Planner

DATE: January 26, 2023

DEPARTMENT: Community Development
George Burton, Senior Planner 480-349-3525

AGENDA TITLE:

Andaz Resort Intermediate Special Use Permit Amendment (SUP) - 6160 N Scottsdale Rd and Rezoning of 6041 N Quail Run Rd for R-43 to SUP Resort

SUMMARY STATEMENT:

Request

The applicant, PV Hotel Venture SPE LLC, is requesting an Intermediate Special Use Permit Amendment (SUP-22-01) and a Rezoning (MI-22-01) to incorporate and develop a vacant 5-acre residential property (6041 N Quail Run Road/Maricopa County Assessor Parcel Number 174-65-004C) into the Andaz Resort (6160 N Scottsdale Road/Maricopa County Assessor Parcel Number 174-65-071).

Location

Andaz Resort is located east of Quail Run Road, north of McDonald Drive, and west of Scottsdale Road. Quail Run Road is a Local Street, McDonald Drive is a Minor Arterial Street, and Scottsdale Road is a Major Arterial Street. The resort is approximately 22 acres in size and is accessible from Scottsdale Road. The 5-acre parcel that is the subject of this application, 6041 N Quail Run Road, is located north of McDonald Drive and east of Quail Run Road.

History/Background:

PV Hotel Owners SPE LLC owns the Andaz Resort property and PV Hotel Venture SPE LLC owns 6041 N Quail Run Road. 6041 N Quail Run Road is a residential lot, zoned R-43, has a General Plan designation of Resort/Country Club, and is located at the southwest corner of the resort property. Andaz Resort is zoned Special Use Permit (SUP) - Resort and has a General Plan designation as Resort/Country Club.

Scope of Request

The scope of the request is an Intermediate SUP amendment and rezoning to incorporate and develop 6041 N Quail Run Road into the resort. The request is an Intermediate SUP amendment since it meets the three criteria outlined in Section 1102.7.C of the Zoning Ordinance in that the improvements do not: (1) change or add uses otherwise allowed on a resort property (these improvements are existing/typical resort uses which are permitted uses as defined in Section 1102.2.A of the Zoning Ordinance), (2) increase the floor area more than 40% (the request is an increase of 25% or 34,809 square feet), and is not expected to have a significant material effect that cannot be sufficiently mitigated (e.g. stipulations limiting the use of amplified music and PA systems, limiting the hours of operation on the service building, raising the southern wall fence wall height to eight feet tall, and a noise study demonstrating noise effects of the improvements, etc.). On October 13th, the Town Council issued a Statement of Direction (SOD) regarding the Intermediate SUP Amendment (see Attachment G). The SOD identifies that the Planning Commission shall focus their review on the visible, audible, and operational effects the amendment may have on the neighbors.

In summary, the five-acre parcel will be developed with ten new single story guest units and one single story service building. These are existing resort uses that will be applied to the five-acre parcel with its incorporation into the resort. The guest units and service building will match the architecture of the existing buildings on campus. Each guest unit will have a private yard with a pool or spa. The area will be enclosed with a six-foot-tall meandering wall to the west and an eight-foot-tall wall to the south. The new guest units are only accessible from the main entrance at Scottsdale Road and will not be accessible from Quail Run Road. The applicant will dedicate twenty feet of land to bring the Quail Run Road right-of-way (ROW) into compliance with the Town's standards of a fifty-foot-wide ROW.

Planning Commission Review

The Planning Commission reviewed these improvements at the November 1st, November 15th, and December 20th work sessions. In response to direction from the Commission, the applicant updated the submittal by providing a detailed landscape plan for the area adjoining Quail Run Road and agreed with adding a stipulation that required phasing of the improvements (refer to Stipulation 10 of Ordinance 2023-02), adding a stipulation that prohibits outdoor amplified music or public announcement (PA) system between 10 p.m. – 7 a.m. (refer to Stipulation 4 of Ordinance 2023-02), and included a stipulation clarifying that the existing southern fence wall be raised to eight feet tall (refer to Stipulation 17 of Ordinance 2023-02).

During the January 3rd public hearing, the Commission took public comment and added three stipulations to draft Ordinance 2023-02. In summary, the three new stipulations include requiring the widening of Quail Run Road adjoining the five-acre site with approximately three feet of additional pavement and a two-foot-wide ribbon curb (refer to Stipulation 21 of Ordinance 2023-02), that there be no walking path developed within the south retention area (refer to Stipulation 22 of Ordinance 2023-02), and the north-south wall between the existing resort and five-acre site connect with the south restroom portion of the proposed service building

with the bar used only for activities associated with functions on the event lawn and not used past 10:00 p.m. (refer to Stipulation 23 of Ordinance 2023-02).

Discussion

The purpose of this meeting is to update the Town Council on the recommendation by the Planning Commission, review the two draft ordinances, and get direction from Town Council.

Staff drafted two ordinances to address the proposed improvements. Ordinance 2023-01 (Attachment D) identifies that the SUP-Resort rezoning applies to 6041 N Quail Run Road and that the applicant shall provide the required executed Proposition 207 waiver form regarding the rezoning does not diminish the value of the property.

Ordinance 2023-02 (Attachment E) outlines the stipulations associated with the Intermediate SUP Amendment SUP-22-01 and list the current SUP stipulations that apply to the resort. The new stipulations prohibit outdoor amplified music after 10:00 p.m. from the new guest units and note that all improvements must be in substantial compliance with the approved plans and documents. Stipulations 21 – 23 were added to the ordinance by the Planning Commission during the January 3rd public hearing.

If the Council would like Quail Run Road widened with additional asphalt and curb (adjoining the five-acre parcel), then the plan set must be updated to reflect these improvements. Specifically, Landscape Plan Sheets LP 0.01 – LP 1.03 (pages 25 – 28 of Attachment F), Civil Sheets C301 and C401 (pages 31 – 34 of Attachment F), and the Typical Street Section of the new drive aisle (page 35 of Attachment F) will need be updated to reflect the additional pavement. As a result, these plans must either be updated for the Town Council public hearing or a stipulation added to Ordinance 2023-02 requiring the affected plan sheets to be updated accordingly. Council reviewed pros and cons during the SOD (Attachment I).

Public Comment

Staff received public comments during the SOD process with Town Council and the Planning Commission review (Attachment R). These comments included: Support for the proposed improvements along with concerns regarding noise and lighting, Quail Run Road and a desire to have it not connect to Lincoln Drive, maintenance of the landscaping on Quail Run Road adjoining the Andaz Resort, the desire to see a few feet of extended pavement on Quail Run Road, reorientating the layout of the ten guest units, and increasing the height of all the southern walls to 8 feet tall along the entire southern resort property line.

In accordance with the Town Code, the applicant held a neighborhood/citizen review meeting on December 1st at the resort to explain and discuss the proposed improvements. Attachment S is the summary minutes of the applicant's neighborhood meeting and the list of attendees at that meeting.

During the Commission's public hearing, neighbors identified that they do not want Quail Run Road to connect to Lincoln Drive, expressed concern regarding noise, and one neighbor expressed concern that this should be classified as a Major SUP amendment instead of an Intermediate SUP amendment. As noted above, the scope of request qualifies as an Intermediate SUP amendment. Also, the process for a Major and Intermediate amendment is the same.

Next Steps

The Rezoning (Ordinance 2202-01) and the Intermediate SUP Amendment (Ordinance 2023-02) are scheduled for public hearing review and action on February 9, 2023. Staff will incorporate any edits to the draft ordinances based upon Council direction from this meeting.

ATTACHMENT(S):

- A. Staff Report
- B. Vicinity Map & Aerial Photo
- C. Resort History & Scope of Work Summary
- D. Ordinance 2023-01
- E. Ordinance 2023-02
- F. Narrative/Plans/Application
- G. Statement of Direction (SOD)
- H. Comparison & Consideration Points
- I. Quail Run Rd ROW Pavement Pros & Cons
- J. Applicant Response Letter to September 8th SOD Work Session
- K. Noise Impact Study
- L. Addendum to Noise Impact Study
- M. Trip Generation Comparison
- N. Water System Analysis Report
- O. Sewer System Analysis Report
- P. Conceptual Drainage Design Memo
- Q. Summary of Andaz Preliminary Meeting with Neighbors
- R. Public Comment
- S. Neighborhood/Citizen Review Summary Meeting Minutes
- T. Town of PV Andaz Noise Study 10.21.21
- U. Notification Materials
- V. Power Point Presentation

**Andaz Resort
Resort History & Scope of Work Summary
January 26, 2023
Town Council Work Session**

Below is a history of the resort property, a detailed description of the Andaz Resort Intermediate Special Use Permit (SUP) amendment application to incorporate 6041 N Quail Run Road (a 5-acre parcel) into the resort and develop 10 new luxury guest units with private pools or spas, a new service building, and a new perimeter wall to enclose this area, and a summary of the Statement of Direction (SOD).

History/Background:

The original SUP for the resort was issued on July 10, 1975 and has been amended several times. In 2014, Ordinance 673 was issued approving a Major SUP Amendment to renovate the existing resort with the building area and keys as shown in the Project Data table below. A Major General Plan Amendment was also processed in conjunction with the 2014 SUP Amendment that changed the land use designation on 6041 N Quail Run Road from Low Density Residential to Resort/Country Club (via Resolution No. 1267). However, the original scope of the project changed and the proposed development for 6041 N Quail Run Road was removed from 2014 SUP Amendment, but the General Plan designation of Resort/Country Club remained. The last amendments were in 2015. These included a Managerial SUP Amendment for modifications and site improvements (i.e. relocation of the spa/fitness building, replacement of a permanent tent with an enclosed structure, and relocation of existing parking area) and a Minor SUP Amendment for resort lighting and signage.

Scope of Request:

Project Data

	SUP Guidelines	Existing	Proposed
Lot Size	Minimum 20 Acres	964,042 S.F. (22.13 Acres)	1,183,069 S.F. (27.16 Acres)
Building Area	60% all impervious area 709,841 S.F.	138,466 S.F. (141,000 S.F. Approved)	173,275 S.F.
Keys	295 (1 per 4,000 S.F.)	185 (201 Approved)	195
Lot Coverage	25%	14.36%	14.65%

- *Guest Units.* In response to the increasing demand for larger units and increased lengths of stay, the applicant is proposing to place 10 villa style one-story (12 feet to 14 feet tall) guest units/resort keys with carports on this parcel. The new units will match the architecture on campus and will

range in size from 2,853 square feet (four 2-bedroom units), 3,278 square feet (five 3-bedroom units), and 5,410 square feet (one 4-bedroom unit). These square footages are the total floor area and include the carports, covered entry, and covered patios of the guest units. Also, the units will be part of and managed by the resort and the new guest units will not have lock-offs.

These guest units will be setback a minimum of 100 feet from the south property line and a minimum setback of 70 feet from the post dedication property line adjoining Quail Run Road (to match the alignment of the existing guest units to the north). The 70-foot setback requirement from post dedication property line is less than the 100-foot setback recommended by the SUP Guidelines and is a topic of review outlined in the Andaz SOD.

- *Private Pools.* Each guest unit will have a small private pool or spa which will be setback 45 feet from post dedication/west property line. The SUP Guidelines do not identify recommended setbacks for private pools and spas. Also, each guest unit and pool will be enclosed with a 6-foot-tall fence wall for privacy and pool barrier requirements.
- *Parking & Circulation.* Each guest unit will have separate parking via a two-vehicle carport (which is compliant with the SUP Guideline requirement of 1.2 spaces per guest unit) and these units will only be accessible from the existing resort entrance from Scottsdale Road (with no access to or from Quail Run Road). Per the 2014 SUP approval, 201 parking spaces were required and 276 space are existing/provided. Each new unit will have a 2-car carport, which will increase the parking count to 298 spaces.
- *Service Building.* A new one-story (12 feet tall) service building matching the architectural style of the resort buildings will be located on the east side of the subject site and will be used to service the event lawn and new guest units. The service building is compliant with the SUP Guidelines. It is setback over 200 feet from the south and west (post dedication) property lines and consists of a storage area, men and women's restroom, and a bar.
- *Walls.* Andaz adjoins five properties at its southern border. Most of the existing walls are masonry fence walls that vary from six-feet-tall to eight feet tall. Also, there is a split rail fence that adjoin the southwestern part of the subject site. The applicant is proposing to construct an 8-foot-tall masonry wall with a stucco and paint finish along the western part of the southern property line and a 6-foot-tall masonry wall with a stucco paint finish adjoining the western property line (please reference the Wall and Fence Plan dated November 9, 2022). The western wall (along Quail Run Road) will have a design and alignment that matches the existing

perimeter wall to the north. The meandering wall will be setback between 10 feet and 30 feet from post dedication property line. Also, 6-foot-tall masonry walls will also be constructed around each guest unit to create private backyards with a pool or spa. The new walls are compliant with the SUP Guidelines. However, one neighbor suggested that the applicant raise the height of all the existing southern walls to eight feet tall for consistency. Since this is an intermediate amendment, improvements are limited to the geographical area of the request. However, the applicant has agreed to raise the southern existing wall height to 8-feet tall (which is outlined in Stipulation 17 of Ordinance 2023-02)..

- *Lighting & Landscaping.* The landscaping and lighting will match the existing resort. The applicant will use the same plant palette and exterior light fixture that are currently on site. Six 14-foot-tall pole lights will be placed on the eastern side of the new drive aisle that provides access to the guest units and service building and matches the parking lot pole lights that are currently on site. All but one landscape light fixture is compliant with the SUP Guidelines. The one light fixture that is noncompliant (Fixture AA2) exceeds the recommended lumens for up-lights. This fixture has an output of 955 lumens at the fixture but has an output of 0-foot candles at the adjoining property lines (a maximum output of 0.75-foot candles is recommended at the property line). The Planning Commission discussed this fixture and found it acceptable due to the low output of the proposed lighting at the property line and since this fixture will be screened by the perimeter fence walls.

The SUP Guidelines also recommend a 40-foot-wide landscape buffer adjoining a residential property and a 30-foot-wide landscape buffer adjoining a local road (measured from property lines). The southern part of this area is compliant with the 40-foot-wide landscape buffer; however, the west side is not compliant with the recommended 30-foot landscape buffer from post dedication property line. Due to the proposed meandering wall, the landscape buffer along the west side varies from 10 feet to 30 feet wide from post dedication property line. Planning Commission discussed this buffer and found the detailed landscape plan acceptable.

- *Quail Run Road Right-of-Way Dedication.* Quail Run Road is classified as a local street. The Town's right-of-way (ROW) design standards recommend a minimum ROW width of 50 feet. Quail Run Road is currently 30 feet wide with approximately 14 feet to 15 feet of existing asphalt. The applicant will dedicate an additional 20 feet of ROW to bring the width into compliance.

The Planning Commission recommendation is for an additional 3 to 4 feet of asphalt and 2 feet of ribbon curb in the dedicated portion of ROW to comply with standards (which will result in a total of 18 feet of asphalt with 2 feet of

ribbon curb on the east side of the road). This leaves 15 feet of dedicated ROW that can be landscaped.

- *Supplemental Information.* The applicant included a conceptual Grading & Drainage Plan showing the location and volume of the retention basin and tank, conceptual drainage design memo, preliminary trip generation report, preliminary water system analysis report, preliminary sewer system analyst report, preliminary noise impact study, preliminary sign plan, site project data, and parking data for review and reference. These preliminary reports and plans identify the general design and impacts associated with the proposed improvements.

Improvements that Deviate from SUP Guidelines Recommendations

The information below identifies the deviations from the SUP Guidelines which were discussed during the Planning Commission review. These topics are also areas of review outlined in the SOD. A list of comparison and consideration points that identifies which areas of the proposed improvements are not meeting the SUP Guidelines is outlined in Attachment H:

- *Guest Units.* The new guest units will be setback a minimum of 100 feet from the south property line and a minimum setback of 70 feet from the post dedication property line adjoining Quail Run Road (to align with the location of the guest units to the north). The 70-foot setback from post dedication property line applies to the five western units and is less than the 100-foot setback recommended by the SUP Guidelines. The 70-foot setback is similar to the existing staggered guest units north of the proposed site along the Quail Run Road right-of-way that have an approximate setback of 70 feet. During the November 15th work session, the Commission identified that the proposed setbacks and location of the guest units are ok since they are in alignment with the existing guest units.
- *Lighting.* The same lighting on the existing campus will be used for this area of improvement. Six 14-foot-tall pole lights will be placed on the eastern side of the new drive aisle that provides access to the guest units and service building and matches the parking lot pole lights that are currently on site. All but one landscape light fixture is compliant with the SUP Guidelines. The one light fixture that is noncompliant (Fixture AA2) exceeds the recommended lumens for up-lights. This fixture has an output of 955 lumens at the fixture and the SUP Guidelines recommend an output of 300 lumens. However, the output of the proposed lighting is 0-foot candles measured at the adjoining property lines (and the maximum output of 0.75-foot candles is recommended at the property line). During the November 15th work session, the Commission identified that the additional output of this one light fixture is acceptable.

- *Landscaping.* The landscaping will match the existing resort. The applicant will use the same plant palette that is currently on site. The SUP Guidelines recommend a 40-foot-wide landscape buffer adjoining a residential property and a 30-foot-wide landscape buffer adjoining a local road (measured from property lines). The southern part of this area is compliant with the 40-foot-wide landscape buffer; however, the west side is not compliant with the recommended 30-foot landscape buffer from post dedication property line. Due to the proposed meandering wall, the landscape buffer along the west side varies from 10 feet to 30 feet wide from post dedication property line.

The applicant provided a conceptual landscape plan for the interior landscaping and a detailed landscape plan for the area between Quail Run Road and the adjoining perimeter fence. The Planning Commission reviewed this plans and found them acceptable during the December 20th work session review.

- *Quail Run Road Right-of-Way Dedication.* Quail Run Road is classified as a local street. The Town's right-of-way (ROW) design standards recommend a minimum ROW width of 50 feet. Quail Run Road is currently 30 feet wide with approximately 14 feet to 15 feet of existing asphalt. The applicant will dedicate an additional 20 feet of ROW to bring the width into compliance.

The Planning Commission recommend widening Quail Run Road with an additional 3 feet to 4 feet of asphalt and 2 feet of ribbon curb in the dedicated portion of ROW to comply with the typical local street cross-section (which will result in a total of 18 feet of asphalt with 2 feet of ribbon curb on the east side of the road). However, this would not be consistent with the northern portion of Quail Run Road. The applicant is proposing to landscape the entire 20 feet of dedicated ROW due to the limited use of this street and to match the northern portion of ROW that was landscaped with the 2014 Major SUP amendment. The Planning Commission reviewed the "pros and cons" list of improving the ROW dedication with additional asphalt and curb or just landscaping the area with no new pavement. All of the various options are safe for this low traffic volume street.

In total, seven neighbors in the area expressed support for widening the road and one neighbor expressed support for leaving the road as is. Four of the seven neighbors in support of widening the road live on Quail Run Road and the one neighbor opposed to widening the road also lives on Quail Run Road. During the January 3rd public hearing, the Planning Commission added as stipulation requiring additional pavement and ribbon curb adjoining the dedicated portion of Quai Run Road.

Noise. Noise was identified as an area of study in the SOD and the Planning Commission also identified noise as an area of concern during their work session

reviews. The applicant provided a noise impact study that measured ambient noise at 38 to 52 decibels and projected noise using amplification devices between 44 and 52 decibels at the property line. This noise impact study proposes no specific recommendations other than the proposed guest units acting as a sound barrier. The measured and projected decibels exceed the 45 decibels for nighttime between 10:00 p.m. and 7:00 a.m. and all-day Sunday and on legal holidays. There is an existing stipulation for no amplified music or public address system after 10:00 p.m. However, outdoor use at the resort is not prohibited nor is the use of the pools in private enclosed yards. In 2021/2022, the Town partnered with MD Acoustics and a few resorts to assess noise and offer mitigation strategies. Andaz resort was one of these resorts with a recommendation to implement a hardware noise limit on the audio system (noise limiter) and/or to increase the number and distribution of loudspeakers with a decreased volume level during outdoor events.

During the November 15th and December 20th work sessions, the Commission identified that a stipulation be added which prohibits amplified music or a PA system between 10:00 p.m. – 7:00 a.m. in order address potential noise issues from these improvements. The applicant also provided an addendum to the noise study reiterating that the only noise source from the new guest units are from the backyard areas and that noise levels are consistent with the existing noise environment at 42 – 47 decibels. This is compliant with the daytime noise limits but is 2 decibels over the nighttime limit of 45 decibels. The Planning Commission is supportive of this since there is a stipulation that prohibits amplified music or public announcement (PA) systems from 10:00 p.m. – 7:00 a.m. Staff also spoke with the acoustical engineer and the engineer clarified that the modeling excluded the ambient noise and PA systems at the guest units. Also, the Town is working with Andaz to implement a noise management system on the existing event lawns (which includes a hardware noise limit on the audio system or to increase the number and distribution of loudspeakers with a decreased volume level during outdoor events).

When recorded, return to:
Paradise Valley Town Attorney
6401 East Lincoln Drive
Paradise Valley, Arizona 85253

ORDINANCE NUMBER 2023-01

AN ORDINANCE OF THE TOWN OF PARADISE VALLEY, ARIZONA, AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE TOWN OF PARADISE VALLEY PROVIDING FOR THE REZONING OF 5.03 ACRES OF PROPERTY LOCATED AT 6041 N. QUAIL RUN ROAD/MARICOPA COUNTY ASSESSOR PARCEL NUMBER 174-65-004C) FROM R-43 SINGLE FAMILY RESIDENTIAL DISTRICT AND SPECIAL USE PERMIT – RESORT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with Article II, Sections 1 and 2, constitution of Arizona, the Town Council has considered the individual property rights and personal liberties of the residents of the Town before adopting this ordinance; and

WHEREAS, the Town of Paradise Valley Planning Commission held a public hearing on January 3, 2023, in the manner prescribed by law, for the purpose of considering Ordinance 2023-01, to allow for the rezoning of 6041 N. Quail Run Rd from R-43 Single Family Residential District to Special Use Permit - Resort, and recommended this application for Town Council approval with the effective date being the same as the rezoning for said development by Ordinance 2023-01; and

WHEREAS, the Town of Paradise Valley Planning Commission held a public hearing on January 3, 2023, in the manner prescribed by law, for the purpose of considering Ordinance 2023-01, a conditional rezoning of the Property from “R-43 Single Family Residential District” (minimum 43,560 square foot lots) and “Special Use Permit – Resort”, and recommended approval to the Town Council with the conditions outlined in Section 2 of this ordinance; and

WHEREAS, the Town of Paradise Valley Planning Commission, held a public hearing on January 3, 2023, in the manner prescribed by law, recommending that the Town Council approve Ordinance 2023-02 for an Intermediate Special Use Permit (SUP) to develop and incorporate 6041 N. Quail Run Road into the Andaz Resort with the effective date being the same as Ordinance 2023-02; and

WHEREAS, the rezoning to “Special Use Permit – Resort” is consistent with and conforms to the both the “Resort/Country Club” designations of the Land Use Map of the Town’s adopted General Plan in accordance with Section 306, Amendments, of the Town Code and Arizona Revised Statutes §9-462.01(F).

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THAT:

SECTION 1. Rezoning. The parcel of land legally described under Exhibit A (the “Property”) is hereby rezoned from “R-43 Single Family Residential District” (minimum 43,560 square-foot lots) and “Special Use Permit – Resort”, subject to the conditions set forth in Section 2, and subject to Sections 3 and 4 of this ordinance. Promptly after the effective date, the Town’s Official Zoning Map shall be amended to reflect the new “Special Use Permit - Resort” Zoning District; if such zoning is later invalidated, then the Official Zoning Map will be changed back from “Special Use Permit – Resort” to “R-43 Single Family Residential District.”

SECTION 2. Conditions.

1. This rezoning shall apply to the Property as described in the legal description and attached as Exhibit A.
2. The applicant shall provide a duly executed Proposition 207 waiver in the form attached as Exhibit B as specified in Section 4 of this ordinance.

SECTION 3. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance or any part of the amendments to the Town Zoning Ordinance adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 4. Effective Date. This ordinance shall become effective when (a) the Intermediate Special Use Permit Amendment (SUP-22-01) for Andaz Resort is approved by Town Council, and (b) the owner of the Property has provided to the Town a duly executed Proposition 207 waiver in the form attached as Exhibit B, with said form recorded prior to or on the effective date of Ordinance 2023-02.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Paradise Valley,
Arizona, this ____ day of _____, 2023.

Jerry Bien-Willner, Mayor

SIGNED AND ATTESTED TO THIS ____ DAY OF _____ 2023

ATTEST:

Duncan Miller, Town Clerk

APPROVED AS TO FORM:

Andrew McGuire, Town Attorney

EXHIBIT A: PROPERTY DESCRIPTION

6041 N. Quail Run Road. Assessor's Parcel Number 174-65-004C.

From Sheet 1 of 1, ALTA/ACSM Land Title Survey, prepare by Hubbard Engineering and dated May 18, 2022:

LEGAL DESCRIPTION PER TITLE COMMITMENT NO. 22000864-040-DO

PARCEL NO. 1:

THE WEST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST 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.

PARCEL NO. 2:

THE WEST HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST 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.

DRAFT

EXHIBIT B: WAIVER OF RIGHTS AND REMEDIES (PROP 207 WAIVER)

DRAFT

ORDINANCE NUMBER 2023-02

AN ORDINANCE OF THE TOWN OF PARADISE VALLEY, ARIZONA, APPROVING AN INTERMEDIATE AMENDMENT TO THE SPECIAL USE PERMIT FOR ANDAZ RESORT, 6061 N SCOTTSDALE ROAD, TO INCORPORATE AND DEVELOP A VACANT 5-ACRE RESIDENTIAL PROPERTY (LOCATED AT 6041 N. QUAIL RUN ROAD/MARICOPA COUNTY ASSESSOR PARCEL NUMBER 174-65-004C) INTO THE RESORT. PROPOSED DEVELOPMENT ON THE 5-ACRE SITE CONSISTS OF 10 ONE-STORY GUEST UNITS WITH PRIVATE POOLS AND CARPORTS, A NEW ONE-STORY SERVICE BUILDING, NEW PERIMETER AND INTERNAL WALLS, LIGHTING, SIGNAGE, AND LANDSCAPING; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Paradise Valley Council held a public hearing on _____, 2023, in the manner prescribed by law, to hear and to take action on the amendment to the Special Use Permit for the Andaz Resort, as recommended by the Planning Commission; and

WHEREAS, the Town of Paradise Valley Planning Commission held a public hearing on January 3, 2023, in the manner prescribed by law, for the purpose of considering an amendment to the Special Use Permit for the Andaz Resort, and recommended approval to the Town Council; and

WHEREAS, the Town Council finds that the Applicant met the requirements of Section 2-5-2.F, Citizen Review Process, including holding a Citizen Review Session on December 1, 2022 to provide a reasonable opportunity for the Applicant, adjacent landowners, and other potentially affected citizens to discuss issues or concerns they may have with the Application; and

WHEREAS, the amendment to the Special Use Permit for the Andaz Resort is consistent with the property's designation of "Resort/Country Club" on the Town's General Plan Land Use Map and its zoning district of "Special Use Permit – Resort" on the Town's Zoning Map; and

WHEREAS, in accordance with Article II, Section 1 and 2, Constitution of Arizona, the Town Council has considered the individual property rights and personal liabilities of the residents of the Town before adopting this ordinance; and

WHEREAS, the Town Council has considered the probable impact of this ordinance on the cost to construct housing for sale or rent.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THAT:

Section 1. The recitals above are incorporated as if fully set forth herein.

Section 2. Pursuant to Article XI of the Zoning Ordinance of the Town of Paradise Valley, Arizona (the “Town”), the Town hereby grants to PV Hotel Ventures SPE LLC, a Delaware limited liability company, its successors and assigns, SUP-22-01 by its approval of this Ordinance governing the use of the Property. All capitalized terms contained herein shall have the meanings ascribed to them parenthetically or otherwise in this Ordinance, subject to the following conditions:

1. The Special Use Permit for the Andaz Resort allows for Resort uses on the land located at 6160 N. Scottsdale Road and 6041 N. Quail Run Road in the Town of Paradise Valley, Arizona, more particularly described in the legal description on Exhibit A attached hereto (the “Property”).
2. The Special Use Permit for the Andaz Resort is hereby amended by application SUP 2023-02 to incorporate and develop a vacant 5-acre residential property (located at 6041 N. Quail Run Road/Maricopa County Assessor Parcel Number 174-65-004C) into the Andaz Resort (located at 6160 N. Scottsdale Road/Maricopa County Assessor Parcel Number 174-65-071). Proposed development on the 5-acre site consists of 10 one-story guest units with private pools and carports, a new one-story service building, new perimeter and internal walls, lighting, signage, and landscaping, subject to any definitions, stipulations, plans, and documents set forth in Exhibit B and Exhibit C, attached hereto.
3. SUP-22-01 includes the following sections: Legal Description in Exhibit A, attached hereto, Description of Proposed and Prior SUP Amendments in Exhibit B, attached hereto, and the Project Description, Stipulations, and Approved Plans in Exhibit C, attached hereto. This Special Use Permit has been amended to include all applicable prior approvals that shall remain in full force and effect, together with the amendments of Exhibit B as set forth in Exhibit C, attached hereto.
4. This Intermediate Amendment to the Special Use Permit for this Property is in accordance with Section 1102.7 of the Zoning Ordinance.

Section 3. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Paradise Valley, Arizona, this ____ day of _____, 2023.

Jerry Bien-Willner, Mayor

SIGNED AND ATTESTED THIS ____ DAY OF _____ 2023.

ATTEST:

APPROVED AS TO FORM:

Duncan Miller, Town Clerk

Andrew McGuire, Town Attorney

DRAFT

**EXHIBIT A
TO
ORDINANCE NUMBER 2023-02**

Legal Description

**TOWN OF PARADISE VALLEY
SPECIAL USE PERMIT FOR ANDAZ RESORT & 6041 N. QUAIL RUN ROAD**

Andaz Resort. 6160 N. Scottsdale Road. Assessor's Parcel Number 174-65-071.

LEGAL DESCRIPTION PER SPECIAL WARRANTY DEED DOC. 2015-0763490 M.C.R.

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 10, BEING MARKED BY A BRASS CAP IN HAND HOLE, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 10, BEING MARKED BY A BRASS CAP IN HAND HOLE, BEARS NORTH

01 DEGREE JJ MINUTES JS SECONDS EAST, 2657.93 FEET,·

THENCE SOUTH 88 DEGREES 39 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF

SAID SECTION 10, 656. 63 FEET TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER

OF SAID SECTION 10;

THENCE DEPARTING SAID SOUTH LINE, NORTH 01 DEGREE 14 MINUTES 57 SECONDS EAST, 332.11 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 88 DEGREES 39 MINUTES 37 SECONDS WEST, 329.22 FEET,·

THENCE NORTH 01 DEGREE 05 MINUTES 36 SECONDS EAST, 664.09 FEET TO A POINT ON THE NORTH LINE OF THE

SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION

10;

THENCE SOUTH 88 DEGREES 39 MINUTES 07 SECONDS WEST ALONG SAID NORTH LINE, 311.01 FEET TO A LINE 20 FEET

EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 10;

THENCE ALONG SAID PARALLEL LINE NORTH 00 DEGREES 56 MINUTES 15 SECONDS EAST, 771.18 FEET,·

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 89 DEGREES 03 MINUTES 45 SECONDS EAST, 5. 00 FEET TO A LINE

2500 FEET EAST OF AND PARALLEL WITH SAID WEST LINE.-

THENCE ALONG SAID PARALLEL LINE NORTH 00 DEGREES 56 MINUTES 15 SECONDS EAST, 830. 96 FEET;

THENCE NORTH 88 DEGREES 38 MINUTES 16 SECONDS EAST, 643.38 FEET TO SAID EAST LINE,·

THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREE 14 MINUTES 57 SECONDS WEST, 1162.01 FEET, ·
 THENCE DEPARTING SAID EAST LINE, NORTH 88 DEGREES 39 MINUTES 14 SECONDS EAST, 151.49 FEET, ·
 THENCE SOUTH 01 DEGREE 21 MINUTES 52 SECONDS EAST, 79.44 FEET TO THE BEGINNING OF A TANGENT CURVE,
 CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 76500 FEET, ·
 THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 30 DEGREES DJ MINUTES 03 SECONDS, AN
 ARC LENGTH OF 86.54 FEET, ·
 THENCE SOUTH 88 DEGREES 41 MINUTES 57 SECONDS WEST, 181.03 FEET TO SAID EAST LINE;
 THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREE 14 MINUTES 57 SECONDS WEST, 502.49 FEET TO THE POINT OF BEGINNING.
 TOGETHER WITH:
 THE RIGHTS IN AND TO AREAS ".4" AND "[AS DESCRIBED IN THAT CERTAIN EASEMENT AND MAINTENANCE AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED AUGUST 18, 1978 IN DOCKET 13098, PAGE 1464.
 FURTHER TOGETHER WITH:
 NON-EXCLUSIVE EASEMENTS FOR EMERGENCY VEHICULAR AND PEDESTRIAN ACCESS, LANDSCAPE AND MAINTENANCE AS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT RECORDED NOVEMBER 13, 1989 IN 89- -522082, OF OFFICIAL RECORDS.

*SURVEYOR'S LEGAL DESCRIPTION FROM ANDAZ SCOTTSDALE LOT COMBINATION
 PLAT MAP MCR BK 1500 PG 26*

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 70, BEING MARKED BY A BRASS CAP IN HAND HOLE, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 10, BEING MARKED BY A BRASS CAP IN HAND HOLE, BEARS NORTH
 01 DEGREE JJ MINUTES 38 SECONDS EAST, 2657.93 FEET, ·
 THENCE SOUTH 88 DEGREES 39 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF
 SAID SECTION 10, 656.63 FEET TO TH[EAST LINE OF THE WEST HALF OF TH[EAST HALF OF THE SOUTHEAST QUARTER
 OF SAID SECTION 10;
 THENCE DEPARTING SAID SOUTH LINE, NORTH 01 DEGREE 14 MINUTES 57 SECONDS EAST, 332. 11 FEET TO THE POINT OF BEGINNING:
 THENCE SOUTH 88 DEGREES 39 MINUTES 37 SECONDS WEST, 329.22 FEET;
 THENCE NORTH 01 DEGREE 05 MINUTES 36 SECONDS EAST, 664.09 FEET TO A POINT ON THE NORTH LINE OF THE

SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
THE SOUTHEAST QUARTER OF SAID SECTION
10;
THENCE SOUTH 88 DEGREES 39 MINUTES 07 SECONDS WEST, ALONG SAID
NORTH LINE, 311.01 FEET TO A LINE 20 FEET
EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE
SOUTHEAST QUARTER OF SAID SECTION 10;
THENCE ALONG SAID PARALLEL LINE, NORTH 00 DEGREES 56 MINUTES 15
SECONDS EAST, 331.18 FEET,
THENCE DEPARTING SAID PARALLEL LINE, SOUTH 89 DEGREES 03 MINUTES 45
SECONDS EAST, 5.00 FEET TO A LINE
25.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE,
THENCE ALONG SAID PARALLEL LINE, NORTH 00 DEGREES 56 MINUTES 15
SECONDS EAST, 830.96 FEET,
THENCE NORTH 88 DEGREES 15 MINUTES 16 SECONDS EAST, 643.38 FEET TO SAID
EAST LINE,
THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREE 14 MINUTES 57 SECONDS
WEST, 1826.59 FEET TO THE POINT OF
BEGINNING.

6041 N. Quail Run Road. Assessor's Parcel Number 174-65-004C.

From Sheet 1 of 1, ALTA/ACSM Land Title Survey, prepared by Hubbard Engineering and
dated May 18, 2022:

LEGAL DESCRIPTION PER TITLE COMMITMENT NO. 22000864-040-DO

PARCEL NO. 1:

THE WEST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST 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.

PARCEL NO. 2:

THE WEST HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST 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.

**EXHIBIT B
TO
ORDINANCE NUMBER 2023-02**

DESCRIPTION OF PROPOSED AND PRIOR SUP AMENDMENTS

**TOWN OF PARADISE VALLEY
SPECIAL USE PERMIT FOR PARADISE VALLEY MEDICAL PLAZA**

The Town annexed the Property in 1964. The Town approved the original Special Use Permit (“SUP”) on July 10, 1975. The list below summarizes the known amendments to the SUP.

Month Day, 2023 (SUP-22-01)	An Intermediate Special Use Permit Amendment to incorporate and develop a 5-acre residential property into the resort. The development consists of 10 one-story guest units with private pools and carports, a one-story service building, and new perimeter walls
April 3, 2017 (Managerial SUPA)	Managerial Special Use Permit Amendment for a modified tree plan
December 1, 2015 (Managerial SUPA)	Managerial Special Use Permit Amendment for the addition of a restricted use area indicating a “No Tent/Event Area,” modified parking configuration from a circular turnaround to a hammer head turnaround, removal of event pavilion, planting plan, and changing the Meeting Room Building height from 14’ tall to 17’ tall
December 1, 2015 (SUP-15-3)	A Minor Special Use Permit Amendment for exterior lighting, resort signage, and modifications to the presidential suite building
January 8, 2015	A Managerial Special Use Permit Amendment for site modifications and improvements
May 29, 2014 (SUP-12-8)	A Major Special Use Permit Amendment to renovate the entire resort
March 29, 1996 (SUP-96-5)	A Special Use Permit Amendment to change name, logo, signage, and ownership
December 28, 1995 (SUP-95-8)	A Special Use Permit Amendment to change sign, logo, name, and ownership; convert three suites to offices
January 28, 1988 (SUP-87-2)	A Special Use Permit Amendment to install outdoor tennis court lights and change name of owner
February 14, 1985 (SUP-85-3)	A Special Use Permit Amendment for temporary parking for an event

May 10, 1984 (SUP-83-3)	A Special Use Permit Amendment to move main lodge building into PV, add rooms, and expand property
December 2, 1982 (SUP-82-4)	A Special Use Permit Amendment for spa equipment enclosures
November 18, 1982 (SUP-82-3)	A Special Use Permit Amendment to add 72 private spas and exterior renovation of units
May 22, 1980 (SUP-80-5)	A Special Use Permit Amendment to relocate air conditioning units from ground to roof tops and add 64 parking spaces
September 27, 1979 (SUP-79-6)	A Special Use Permit Amendment to extend the completion date to 6/30/81
March 23, 1978 (SUP-78-6)	A Special Use Permit Amendment to revise site plan
June 22, 21978 (SUP-78-5)	A Special Use Permit Amendment to extend building permits
December 1, 1977 (SUP-77-2)	A Special Use Permit Amendment for 6-month extension to get building permits
January 13, 1977 (SUP-76-6)	A Special Use Permit Amendment to Extend the Time for Obtaining Building Permits
July 22, 1976 (SUP-76-5)	A Special Use Permit Amendment to Extend the Time for Obtaining Building Permits
July 10, 1975 (SUP-75-8)	A Special Use Permit to construct and operate the Alamos Resort

**EXHIBIT C
TO
ORDINANCE NUMBER 2023-02**

SPECIAL USE PERMIT

**TOWN OF PARADISE VALLEY
SPECIAL USE PERMIT FOR ANDAZ RESORT**

I. PROJECT DESCRIPTION

Pursuant to Article XI of the Zoning Ordinance of the Town of Paradise Valley, Arizona (the “Town”), the Town hereby grants to PV Scottsdale Hotel Owners SPE LLC., an Arizona Corporation, its successors and assigns (the “Andaz Resort”), and PV Hotel Ventures SPE LLC, a Delaware limited liability company (Owner of 6041 N Quail Run Rd), an Intermediate Special Use Permit Amendment (SUP-22-01) by its approval of this Ordinance (the “SUP”) governing the use of the Property.

This Intermediate Amendment is one of many amendments to the first Special Use Permit on the Property approved by the Town in 1975. This Intermediate Special Use Permit Amendment is being granted by the Town to permit the continued use and operation of the Property as a Resort subject to and in accordance with the stipulations and other provisions set forth herein.

Subject to the new stipulations, the existing stipulations, and other provisions set forth herein, the facilities and uses authorized to be developed, redeveloped, and used on the Property include Resort uses as depicted on the Approved Plans and documents.

II. DEFINITIONS

“**Approved Plans**” means the plans and documents associated with SUP-22-01 and described in Subsection IV in Exhibit “C” of this Ordinance.

“**Owner**” means PV Scottsdale Hotel Owners SPE LLC., an Arizona Corporation and PV Hotel Ventures SPE LLC, a Delaware limited liability company, their successors and assigns. An Owner may be an individual, corporation, partnership, limited liability company, trust, land trust, business trust or other organization, or similar entity, which in turn may be owned by individuals, shareholders, partners, members or benefitted parties under trust agreements, all of which may take any legal form, and may allocate interests in profits, loss, control or use.

“**Ordinance**” means Ordinance 2023-02.

“**Property**” means the real property described in Exhibit A to Ordinance 2023-02.

“Resort” means the entire Property and all facilities and other improvements existing, developed or redeveloped and used or useful on the Property in general conformance with the Approved Plans and/or these Stipulations.

“Special Use Permit” or “SUP-22-01” or “SUP” shall mean this special use permit as approved by Town Ordinance 2023-02.

“Stipulations” refer to the conditions of approval as shown in Exhibit C of Ordinance 2023-02.

“Town” means the Town of Paradise Valley.

III. STIPULATIONS

A. GENERAL

SUP-22-021 (NEW/PROPOSED S.U.P. STIPULATIONS)

1. All improvements to the Property shall be in substantial compliance with the Narrative, Plans, and Documents:
 - a. The Narrative, pages 1 -4, prepared by Gary Stougaard and dated October 24 2022.
 - b. Andaz Scottsdale Resort & Bungalows Proposed Villa Addition / Total Combined Resort Structure and Other Covered Areas – Summary, prepared by Gary Stougaard and dated August 15, 2022.
 - c. Andaz Scottsdale Resort & Bungalows Development Square Footage Summary, prepared by Gary Stougaard and dated September 7, 2015 and updated August 15, 2022.
 - d. Andaz Scottsdale Resort & Bungalows Proposed Villa Expansion Parking Summary, prepared by Gary Stougaard and dated August 4, 2022.
 - e. Title Sheet, prepared by Howard Anderson Architecture and dated July 27, 2022.
 - f. Conceptual Context Plan, prepare by Burton Landscape Architecture Studio and dated September 19, 2022.
 - g. Conceptual Site Plan, prepare by Burton Landscape Architecture Studio and dated September 14, 2022.
 - h. Two Bedroom Villa Plan, prepared by Howard Anderson Architecture and dated August 16, 2022.
 - i. Three Bedroom Villa Plan, prepared by Howard Anderson Architecture and dated August 16, 2022.
 - j. Four Bedroom Villa Plan, prepared by Howard Anderson Architecture and dated August 16, 2022.
 - k. Service Building Plan, prepared by Howard Anderson Architecture and dated August 16, 2022.
 - l. Wall and Fence Plan, prepare by Burton Landscape Architecture Studio and dated November 9, 2022.
 - m. Balance Fill and Unbalance Fill Fence Wall Detail.
 - n. Andaz Resort Expansion Lighting Calculation Sheets, pages 1 - 3, and

- dated August 16, 2022.
- o. Site Lighting Plan, dated December 13, 2022.
 - p. Landscape Planting Legend & Notes, Sheet LP-0.01, prepared by Burton Landscape Architecture Studio and dated November 29, 2022.
 - q. Landscape Planting Plan, Sheet LP-1.01, prepared by Burton Landscape Architecture Studio and dated November 29, 2022.
 - r. Landscape Planting Plan, Sheet LP-1.01, prepared by Burton Landscape Architecture Studio and dated November 29, 2022.
 - s. Landscape Planting Plan, Sheet LP-1.02, prepared by Burton Landscape Architecture Studio and dated November 29, 2022.
 - t. Landscape Planting Plan, Sheet LP-1.03, prepared by Burton Landscape Architecture Studio and dated November 29, 2022.
 - u. Plant Palette Plan, prepare by Burton Landscape Architecture Studio and dated August 16, 2022.
 - v. Conceptual Illustrative Plan, prepare by Burton Landscape Architecture Studio and dated October 25, 2022.
 - w. Photo Key Plan, prepare by Burton Landscape Architecture Studio and dated October 25, 2022.
 - x. Existing Site Photos Representing Proposed Landscape Plan, prepare by Burton Landscape Architecture Studio and dated October 25, 2022.
 - y. Sheet C301, Conceptual GRD/DRN Plan, prepare by Hubbard Engineering and dated December 1, 2022.
 - z. Sheet C401, Conceptual Utility Plan, prepare by Hubbard Engineering and dated December 1, 2022.
 - aa. Typical Street Cross Section dated October 25, 2022.
 - bb. Sheet 1 of 1, ALTA/ACSM Land Title Survey, prepare by Hubbard Engineering and dated May 18, 2022.
 - cc. Andaz Sign Package, prepared by Airpark Signs & Graphics:
 - 1. Exterior Room ID 060116, dated June 1, 2016
 - 2. Restroom and Stair ID 052616, dated May 26, 2016.
 - 3. Suite Signage 050416, dated June 7, 2016
 - 4. Suite Signage 050416, dated May 4, 2016.
 - 5. Suite Signage 050416, dated June 6, 2016.
 - 6. Address Numbers 071416, dated September 1, 2016.
 - 7. Pedestrian Monument, dated June 21, 2016.
 - 8. Pool Rules 060116, dated June 1, 2016.
 - 9. Pool Depth Markers 120616, dated December 6, 2016.
 - 10. Regulatory Fire Signs 120316, dated December 30, 2016.
 - dd. Andaz Scottsdale Resort and Bungalows Expansion– Noise Impact Study, pages 1 – 17, prepared by MD Acoustics, and dated August 3, 2022.
 - ee. Andaz Scottsdale Resort and Bungalows Expansion– Noise Impact Study Addendum – Town of Paradise Valley, AZ, pages 1, prepared by MD Acoustics, and dated December 5, 2022.
 - ff. Andaz Scottsdale Resort and Bungalows Trip Generation Comparison – FIRST REVISION, pages 1-14, prepared by EPS Group and dated July 15, 2022.
 - gg. Andaz Resort Expansion Water System Analysis Report, pages 1 – 3, prepared by Hubbard Engineering and dated May 18, 2022. Andaz Resort

Expansion Sewer System Analysis Report, pages 1 – 4, prepared by Hubbard Engineering and dated May 17, 2022.
hh. Andaz Resort Expansion Conceptual Drainage Memo, pages 1 – 7, prepared by Hubbard Engineering and dated May 18, 2022.

2. In the event of a conflict between these Stipulations and the Approved Plans, these Stipulations shall govern.
3. The ten guest units shall be owned and managed by the resort. Each of these guest units shall only be used and designed as one resort key, shall not have lock-offs, and cannot be sold as private residences.
4. The ten guest units and service building shall have no amplified outdoor music and no public announcement (PA) system between 10:00 pm – 7:00 am. Noise must at all times adhere to the Town Code.
5. All mechanical equipment (including pool/spa equipment) must be ground mounted and screened with a wall. The wall shall be the minimum height and length needed to screen the equipment and shall not exceed a height of 6 feet tall. All mechanical equipment, along with any screens used for attenuation of noise, shall comply with the allowable noise levels as defined in the Town's noise ordinance as it exists as of the approval date. Noise measurement shall include any installed screening or other attenuation devices.
6. The landscaping placed between the perimeter fence wall and asphalt on Quail Run Road shall be maintained. Overgrown vegetation and trees shall be cut back so they do not obstruct Quail Run Road and any dead trees or dead vegetation shall be replaced with a same type of tree/plant (or similar type if the equivalent is not available).
7. The quantity and type of plants inside the area of improvement (e.g. inside the perimeter fence walls) shall match that of the existing campus and shall be in substantial compliance with the Plant Palette Plan and Conceptual Illustrative Plan prepared by Burton Landscape Architecture Studio (see stipulations 1.u and 1.v above).
8. All landscaped areas shall be supported by an automatic irrigation system, and shall be designed and maintained in a manner that promotes water conservation and prevents water overflow or seepage into the street, sidewalk, or parking areas.
9. No construction permit shall be issued for the Property until appropriate engineering or architectural plans and documents are submitted to the Town and the issuance of such construction permit(s) for that particular activity is approved by the Town. Submitted plans shall be required to meet the building code most recently adopted by the Town.

10. These improvements shall be constructed in the following phases:
 - a. Phase 1 – infrastructure.
 - b. Phase 2 – perimeter fence walls.
 - c. Phase 3 – guest units, service building, landscaping, hardscape, etc.
11. The Owner shall submit a construction schedule prior to the issuance of the first building permit related to SUP-22-02 to ensure compliance with all Town ordinances and in order to minimize construction nuisances. This schedule may be modified or amended from time to time. This construction schedule shall at a minimum provide the following:
 - a. Dust and noise control measures.
 - b. Vehicle/equipment storage/parking.
 - c. Construction days/hours.
 - d. Location of staging area for construction supplies/equipment.
 - e. Location of any construction trailer and sanitary facility.
 - f. Location of on-site construction-materials/debris storage.
 - g. Location of fire lanes during the construction period.
 - h. The approximate beginning and ending for construction.
12. Prior to the issuance of a certificate of completion/occupancy for any individual structure, adequate and appropriate fire service, including but not limited to, a fire sprinkler system, building risers, fire alarms, exit signage, room and building identification signage have been installed and inspected by the Town and the necessary fire, emergency, and other vehicle access for each such structure, has been constructed and approved by the Town.
13. During the period of demolition or construction of new improvements, signs shall be posted on the Property in conformance with the Town construction sign regulations that identify a person(s) with phone and email to contact regarding construction-related matters.
14. Chain link fencing with screening is required to completely surround any exterior construction areas, any construction refuse areas, any construction material storage areas and any exterior sanitation facilities used during a construction project. The screening material may not be used for advertising or other signage.
15. During demolition, site grading, and the construction of onsite or offsite improvements, the Owner shall coordinate the sweeping of Quail Run Road adjacent to the Property to remove construction-related dirt and debris, as reasonably required by the Town.
16. Temporary construction driveway locations are subject to approval by the Town Community Development Director or designee.
17. This amendment identifies the common/existing fence wall along the southern border of the resort will be raised in height from 6 feet tall to 8 feet tall (which includes the properties located at 7012 E. McDonald Drive, 7026 E. McDonald

Drive, 7038 E. McDonald Drive and 7050 E. McDonald Drive). Documentation from these property owners authorizing the increase in the fence wall height must be provided during the building permit application process.

18. Parcel 174-65-004C (6041 N Quail Run Road) must be combined with Parcel 174-65-071 (the Resort property) prior to the issuance of the first building permit associated with these improvements.
19. Except as may be allowable during construction, all parking on Quail Run Road north of McDonald Drive and south of Lincoln Drive by any guest, invitee, parking service provider and employees of the Resort is prohibited.
20. The Owner shall provide the Town with a signed Waiver of Claims for Diminution of Value under A.R.S. § 12-1134 (Proposition 207 Waiver) in the form provided by the Town Attorney prior to Town Council approval of this Application, with said form recorded prior to or on the effective date of this ordinance.
21. The Owner shall widen Quail Run Road adjoining the 5-acre parcel with an additional three (3) feet to four (4) feet of asphalt and two (2) feet of ribbon curb in the dedicated portion of right-of-way for a total of eighteen (18) feet of asphalt and two (2) feet of ribbon curb on the east side of the road.
22. There shall be no walking paths developed in the southern retention area.
23. The existing north-south wall between the resort and the five (5)-acre parcel shall connect with the southern portion of the restroom of the proposed service building and the bar of the service building shall only be used for activities and functions associated with the event lawn and shall not be used past 10:00 p.m.
24. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by the Intermediate Amendment SUP-22-01.

EXISTING S.U.P. STIPULATIONS to Remain in Full Force and Effect Unless Changed or Modified by Intermediate Amendment SUP-22-01. The following is a list of the existing/current S.U.P Stipulations:

Managerial SUP Amendment for a modified tree plan (April 3, 2017)

1. All improvements to the property shall be in substantial compliance with the following:
 - a. The Tree Plan, prepared by Burton Landscape Architecture Studio and dated January 23, 2017.

Managerial SUP Amendment for the addition of a restricted use area indicating a “No Tent/Event Area,” modified parking configuration from a circular

turnaround to a hammer head turnaround, removal of event pavilion, planting plan, and changing the Meeting Room Building height from 14' tall to 17' tall (December 1, 2015)

1. All improvements to the property shall be in substantial compliance with the following:
 - b. The project narrative, dated November 18, 2015;
 - c. Exhibit A, Restricted Use Area and Wall Exhibit, prepared by Hubbard Engineering and dated October 6, 2015;
 - d. Exhibit B, Planting Plan, prepared by Burton Landscape Architects;
 - e. Exhibit D, Enlarged Site Plan, prepared by Delawie Architecture; and
 - f. Exhibit E, Meeting Room B Height Proposal, prepared by Delawie Architecture.

Minor SUP Amendment (SUP-15-3) for exterior lighting, resort signage, and modifications to the presidential suite building (December 1, 2015)

1. All improvements to the property shall be in substantial compliance with the following:
 1. Cover letter/Narrative, dated November 10, 2015, from M. Andrew Rodrigues, AIA.
 2. Lighting Narrative, dated November 25, 2015 and prepared by Ruzika Company.
 3. Lighting Cut Sheets prepared by The Ruzika Company.
 4. Lighting Plans, dated November 11, 2014 and prepared by The Ruzika Company and Delawie Architecture.
 5. Sign Plans, dated November 2, 2015, November 10, 2015, November 20, 2015 and November 24, 2015, and prepared by Airpark Signs and Graphics.
 6. Restricted land Use Area and Wall Exhibit, Exhibit A, dated October 6, 2015, and prepared by Hubbard Engineering
 7. Planting Plan, Exhibit B, dated October 7, 2015, and prepared by Burton Landscape Architecture Studio.
 8. Presidential F Plan, Exhibit C, dated October 5, 2015, and prepared by Delawie Architecture.
2. No lighting of trees shall be allowed in the "no tent/no event" area.
3. If tree lights are added around the Presidential Suite, these tree lights must be turned off at 10 p.m.
4. All building wall mounted lights located on the south side of the resort shall not be mounted above a height of 7 feet.
5. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by the Minor Amendment SUP-15-3.

**Managerial SUP Amendment for Site Modifications and Improvements
(relocation of the spa/fitness building, replacement of a permanent tent with an
enclosed structure, and relocation of existing parking area, etc. - January 8,
2015)**

1. All existing Special Use Permit stipulations shall remain in full force and effect.
2. All improvements to the property shall be in substantial compliance with the following:
 - a. Narrative, dated December 30, 2014 and prepared by Delawie;
 - b. Exhibit A, Overall Landscape Concept Plan, dated December 23, 2014 and prepared by Delawie;
 - c. Exhibit B, Proposed Development Square Footage Summary, dated December 12, 2014 and prepared by Delawie;
 - d. Exhibit C, Setback, Building Height and Parking Summary, dated December 19, 2014 and prepared by Delawie;
 - e. Exhibit D, ALTA/ACSM Land Title Survey, dated April 11, 2014 and prepared by Hubbard Engineering;
 - f. Exhibit E, Conceptual Site Plan, dated May 22, 2014 and prepared by SCS Advisors, Inc.;
 - g. Exhibit F, Current Aerial, dated November 24, 2014 and prepared by Burton Landscape Architecture Studio; and
 - h. Exhibit G, Site Plan - Proposed Demolition Shade Structures, dated December 12, 2014 and prepared by Delawie;
 - i. The developer shall place a deed restriction in favor of the Town of Paradise Valley on the adjacent residential property (6041 N. Quail Run Road - Assessor's Parcel Number 174-65-04C), requiring an additional 20 foot minimum setback requirement to the existing R-43 Zoning requirements for any structure to be constructed thereon. A copy of the recorded deed restriction must be submitted to the Town.
3. All stipulations in Ordinance No. 673 shall be followed, including, but not limited to:
 - a. Hotel Quality Standards in Exhibit D;
 - b. Roadway dedication as described in Stipulation No. 13;
 - c. Perimeter wall improvements shown on the Conceptual Site Plan, dated May 22, 2014 and addressed in Stipulations No. 19, 44 and 50; and
 - d. Landscaping per the Quail Run Road Landscape Plan, dated May 22, 2014 and addressed in Stipulations No. 19, 44 and 50.
4. All buildings and structures must comply with the Town's Open Space Criteria (in accordance with Section 3 of the Special Use Permit Guidelines). The Open Space Criteria along the southwest side of the resort shall be measured from the 20 foot additional setback line outlined in the deed restriction noted in Stipulation 2i above.

5. Landscaping shall be planted along the southeastern and southwestern property lines in order to help mitigate any visual effects of the resort development. All trees shall be 36 inch boxed (or greater sized). The quantity and location of the landscaping shall be determined by the Town Manager or his designee.
6. All necessary permits shall be obtained.

Ordinance 673. Major SUP Amendment (SUP-12-8) to Renovate the Resort (May 29, 2014). This Ordinance replaced the prior SUP (with SUP-12-8 governing the use of the Property).

I. PROJECT DESCRIPTION

Pursuant to Article XI of the Zoning Ordinance of the Town of Paradise Valley, Arizona (the "Town"), the Town hereby grants to WSRH SCOTTSDALE COTTONWOODS, LLC, a Delaware limited liability company, LLC, its successors and assigns (the "Owner"), Special Use Permit #12-8 (with these Stipulations, the "SUP") governing the use of the Property. All capitalized terms contained herein shall have the meanings ascribed to them parenthetically or otherwise in Ordinance No. 673 or otherwise in these Stipulations.

The Special Use Permit application includes the redevelopment of the existing twenty-two and a half acre resort property. Among other things, the application specifically requests:

- Maintaining the existing key count at 171 units and allowing an increase to a maximum of 201 units. The 30 additional keys are made possible through the renovation/reconfiguration of the 30 existing "Phoenix" suites and creating an additional guest casita.
- New 10,000 square foot maximum structure to house restaurant, lounge, lobby, check-in, spa/fitness facility, and various back of house activities.
- ROW dedication for Quail Run Road, to be done by a deed.
- New interior loop driveway with additional parking.

III. STIPULATIONS

A. GENERAL

1. In the event of a conflict between the stipulations and the Approved Plans (as defined below), these stipulations shall govern.
2. This Special Use Permit shall run with the land and any person having or subsequently acquiring title to any portion of the pProperty shall be subject to this Special Use Permit, as it applies to the portion of the Property owned thereby and as it may be amended or

superseded from time to time. Once an owner no longer owns the Property, such prior owner shall not be subject to this Special Use Permit.

3. If any portion of the Property is used in violation of the terms of this Special Use Permit, the Town may, after fair notice, a hearing and a reasonable opportunity to correct, impose a monetary sanction on the then Owner of such portion, in an amount not to exceed the maximum amount allowed for violations of the Town Zoning Ordinance for each day such violation exists, in addition to all other orders or sanctions permitted by applicable laws. No such remedy shall be applied to any other Owner or portion of the Resort that is not in violation of this Special Use Permit.
4. The use of the Property shall at all times conform to all applicable State laws and Town ordinances, except that if there is a conflict between this Special Use Permit and any Town ordinance or other requirement, this Special Use Permit shall prevail.
5. The redevelopment of, and construction on, the Property shall, subject to the Stipulations, substantially conform to the intent of the approved plans. The approved plans, as listed in Exhibit C hereto, are hereby incorporated into this Special Use Permit and made an integral part hereof, and shall hereinafter be referred to as the "Approved Plans."
6. A Mylar and electronic version of the Approved Plans shall be submitted to the Town within sixty (60) days after the approval date.
7. Nothing in this Special Use Permit or otherwise shall require the operation of the Resort under the name "Cottonwoods Resort" or any similar or other name. No further consent shall be required to enable the owner of the Property to transfer all or any portion of the Property, name or rename the Resort, or select or reselect brands or management companies of the Resort.
8. No part of the resort shall be operated as a Time-Share project as such term is defined by the Town Zoning Ordinance. No part of the resort may be subdivided for purposes of sale or resale.
9. The Resort Owner and successor owners of the Property shall have a right to undertake and complete the development and use of the Property in accordance with this Special Use Permit.
10. The Town and the Owner believe and intend that the provisions of this Special Use Permit are valid and enforceable. In the unlikely event that this Special Use Permit is declared by a court of competent jurisdiction to be invalid or unenforceable, the Resort (as

then constructed) may continue to be used and operated as a legal non-conforming use in accordance with these Stipulations until such time as a special use permit or other applicable zoning for the Resort is issued or reissued by the Town for the property.

B. DEVELOPMENT

11. All utilities within the Resort shall be underground and located within appropriate easements. All water and sewage facilities shall be constructed in accordance with plans approved by the Town Manager or designee.
12. The precise location and/or required screening of any backflow preventer, transformer, or other similar equipment visible from off the property shall be approved by the Town Manager.
13. Prior to the issuance of building permits for new improvements on the Property, the Owner shall deed to the Town a section of the east half of the Quail Run right-of-way, said section to vary between twenty and twenty-five foot (25') in width, said cross-section being shown on the "Quail Run Road Landscape Plan" in the Approved Plans (see Exhibit C, plan h). The public landscaping improvements on Quail Run Road and the improvements to the perimeter walls shall be installed in accordance with the Approved Plans for the Special Use Permit. The precise final location and design of the public landscaping improvements shall be approved by the Town Manager or his designee. In lieu of bonding for these improvements, no final building inspection and/or no final certificate of completion/occupancy for any of the Resort structures will be issued until such public landscaping improvements are complete and accepted by the Town.
14. No construction permit shall be issued for any phase of construction on the Property until appropriate engineering or architectural plans are submitted to the Town and the issuance of such construction permit for that particular activity is approved by the Town Manager. Submitted plans shall be required to meet the building code most recently adopted by the Town.
15. All new construction shall satisfy all fire department requirements for each component of work (which may include temporary fire protection facilities) prior to the issuance of any building permit for such work.
16. Prior to the issuance of a certificate of completion/occupancy for any individual structure, adequate fire, emergency and other vehicle access and adequate fire service shall be provided for such structure

and the particular phase of development in which such structure is located, as determined by the Town Manager.

17. Temporary construction driveway locations are subject to approval by the Town Manager. No temporary construction driveway locations are allowed on Quail Run.
18. The Owner shall submit a construction schedule prior to the issuance of any building permit to ensure compliance with all Town ordinances and in order to minimize construction nuisances. This construction schedule shall include the following:
 - Dust and noise control measures.
 - Vehicle/equipment storage/parking.
 - Construction days/hours.
 - Location of staging area for construction supplies/equipment.
 - Location of any construction trailer and sanitary facility.
 - Location of on-site construction-materials/debris storage.
 - Location of fire lanes during the construction period.
 - The approximate beginning and ending for construction of structures within a phase.
19. The Owner shall arrange for construction phasing on the property in the following sequence:
 - Commence native plant salvage, dust and erosion control measures, job-site mobilization and set-up, and the like.
 - Upon completion of the salvage, erosion and dust control, job-site mobilization, and set-up, commence horizontal or civil improvements and site work.
 - New driveways, parking areas, and the construction of vertical buildings and other structural improvements on the Property may commence at the same time as the completion of the perimeter walls and the Quail Run Road public landscaping (as specified in Stipulation 13).

Other off-site and right-of-way improvements, if any, may be scheduled independently of the foregoing.
20. During the period of demolition or construction of new improvements, signs shall be posted on the Property (or at the entrance to a particular phase) indicating the name and phone number of a person the public may contact with construction-related concerns.

21. During demolition, site grading, and the initial construction of other on or offsite improvements, and new construction Owner(s) shall coordinate the sweeping of streets adjacent to the Property to remove construction-related dirt and debris, as reasonably required by the Town Manager.
22. Subject to requirements for construction of the horizontal or vertical improvements, construction access, emergency vehicle access, erosion control, storm water pollution prevention control, dust control and other measures, portions of the perimeter wall and landscaping may be omitted, or re-opened for construction or access subject to approval by the Town Manager.
23. No above ground structures shall be placed in a right-of-way easement except approved monument signs and any other approved structures allowed by this Special Use Permit.
24. All mechanical equipment on new buildings, including pool and fountain equipment, shall be screened so that it is not visible from properties not a part of this Special Use Permit and from public rights-of-way. All pool heaters are to be low-profile in configuration. Mechanical equipment and mechanical equipment screens shall be included in the total height of any structure they are attached to. If applicable, mechanical screening may provide the necessary noise attenuation for any mechanical equipment. All mechanical equipment, along with any screens used for attenuation of noise, shall comply with the allowable noise levels as defined in the Town's noise ordinance as it exists as of the Approval Date. Noise measurement shall include any installed screening or other attenuation devices.
25. Antenna and Satellite Dishes:
 - a. Satellite dishes are permitted, provided that they are not located above the roof line. Satellite dishes and antennas greater than 36" in diameter are permitted, provided that they are not mounted on the roof and meet all Town Code requirements including full screening of equipment from view.
 - b. All wiring shall be contained within a structure or underground conduit.
26. Interiors of any Resort structure may be remodeled at any time without an amendment to the Special Use Permit so long as such remodeling does not increase the number of keys specified within this Special Use Permit.

27. The building elevations, materials and colors shall be compatible with the proposed design theme of the resort and design guidelines.
28. Additional accessory and service structures, as defined in the Town's Resort SUP Guidelines, each limited to eight-hundred (800) square feet, may be added to the Approved Plans, provided that the total square footage of all the accessory and service structures added together does not exceed four thousand (4,000) square feet, such additions to be provided to the Town Manager as a revised conceptual site plan. The additional accessory and service structures cannot exceed fourteen (14) feet in height and must be set back a minimum of 60 feet for any accessory structure and 100 feet for any service structure from any Rights-of-Way or residential property lines and 10 feet from any non-residentially zoned property.

C. USES

RESORT HOTEL AND ASSOCIATED AMENITIES

Resort Hotel Specifics

32. New resort buildings and structures shall meet minimum setbacks as shown on the conceptual site plan or as outlined in the Special Use Permit Guidelines for resort.
33. Heights shall be in accordance with the Approved Plans and measured from lowest natural grade or lowest unrestored excavated grade under each structure, whichever point of measurement is lower.
34. Permanent tents and temporary tents or pavilions may be erected at the Resort in the locations shown on the Approved Plans, provided that such temporary tents or pavilions shall not remain erected for more than sixteen (16) consecutive days per event. No tent shall be higher than twenty-four feet (24') above finished grade and must meet a minimum setback of 40'. Any other temporary tent or pavilion shall have adequate parking and be approved by the Town Manager.
35. Commercial resort site specific laundry facilities shall only be allowed in buildings containing resort keys or amenities and shall

be positioned so as to minimize noise at the perimeter of the property.

36. Minimum Resort Quality Standards: The Resort shall be constructed, remodeled or refurbished and outfitted with:
- a. One hundred seventy-one (171) hotel keys at a minimum and up to two hundred one (201) hotel keys as a maximum, built to the Hotel Quality Standards (as defined below), with each hotel key to be a minimum of three hundred twenty-five (325) square feet in size;
 - b. one (1) full service restaurant capable of serving three (3) daily meals;
 - c. at least one (1) swimming pool along with facilities (which may be remote from the pool);
 - d. at least one (1) heated whirlpool (such as a “Jacuzzi”);
 - e. at least one (1) fitness area to accommodate professional-grade exercise machines and related equipment;
 - f. an area or areas for providing spa services such as massage services;
 - g. a dedicated reception area to accommodate guest check-in, concierge and cashier;
 - h. a dedicated area to accommodate vehicle or passenger drop off (such as valet parking services) for Resort guests;
 - i. a conference center serving the Resort, which shall specifically include refurbishing, remodeling, constructing or reconstructing the existing conference center serving the existing Resort, said conference center located adjacent to the Property and within the City of Scottsdale; and
 - j. an improved sign placed on Scottsdale Road on a parcel located adjacent to the Property and within the City of Scottsdale.

If the Resort is constructed so as to include the improvements specified on the Approved Plans, said improvements shall satisfy the requirements in subsection a through h above.

The Resort shall also be either constructed, remodeled or refurbished and outfitted with standards of development consistent with the criteria set forth in Exhibit D attached hereto and incorporated herein, or any other resort hotel design supported by a Brand Letter (as defined in Exhibit D, the “Hotel Quality Standards”). The final construction documents upon which building permits shall be issued for the Resort may come in multiple phases, including but not limited to grading and other site work, buildings, plumbing, electrical, mechanical, and finish schedules. As such, permits will be issued for each phase after having been reviewed for compliance with the Approved Plans and the requirements of this stipulation to the extent such a component thereof is partially or fully reflected therein. Any changes in the Hotel Quality Standards that

is accompanied by a Brand Letter shall be deemed approved. Minor changes which do not materially alter the scope of a required component set forth in Exhibit D shall not require approval.

37. The maximum hours of operation of the specific uses/facilities shall be as follows:
 - a. Pools, spas and Jacuzzis (except pools, spas, and Jacuzzis located in enclosed private yards, which may be used 24 hours/day): 7 am – midnight;
 - b. Restaurants and other food service facilities; 6 am – close per State Statute;
 - c. Bars/lounges: 6 am – close per State Statute; and
 - d. Spa & Fitness facilities: 24 hours/day (outside members limited to 5 am – midnight).

D. PARKING AND CIRCULATION

38. All contracts between the Resort Owner and any valet company or other parking company shall include an acknowledgment and agreement that such company shall not park any vehicles on public streets in the Town. Buses and other vehicles may be used to shuttle guests or employees to or from parking areas not located on the Resort, and between the Resort and other destinations (e.g., airport, shopping facilities, golf courses, attractions, etc.). Any catering agreement between Resort Owner and any owner or guest booking events at the Resort shall include an acknowledgment and agreement that catering vehicles may not park on public streets in the Town.
39. Unlicensed support vehicles (i.e., golf carts, utility vehicles, etc.) may be used to transport guests and provide services to the Resort, but shall not be used or parked on any public street.
40. All designated fire lanes shall maintain a vertical clearance of fourteen feet (14') above finished grade and a horizontal clearance of twenty feet (20') to allow passage of emergency vehicles and must meet all current Arizona Department of Transportation standards.
41. All streets and drives within the property are and shall remain private streets. All streets, sidewalks and paved areas constructed shall remain private; provided, that all new streets constructed shall be of adequate width and design to permit the provision of fire and police protection to the Property. That part of this Special Use

Permit granted for private streets and drives herein shall be binding on the Owner.

42. The streets and drives on the Property shall be constructed and maintained by the Owner. The rights and obligations, including but not limited to the right and obligation to maintain the streets and drives on the Property, shall run with the land and shall be binding thereon. In the event a condition that threatens the health or safety of the residents of the Town is created or results from the Owner's failure to maintain the streets or drives within the Property, the Town may give the Owner a written notice to undertake appropriate maintenance to cure such condition. If the condition remains uncured for thirty (30) days after notice thereof in writing to the Owner by the Town, or if the condition is such that it cannot be reasonably corrected within thirty (30) days, the correction thereof not having been commenced and thereafter diligently prosecuted within thirty (30) days from receipt of such written notice, the Town may enter the Property and perform such work necessary to cure the condition. The Town may assess the actual costs and expenses related to such work against the Owner as owner of the private streets and drives, and the Owner shall remit payment to the Town within thirty (30) days of receipt of an invoice together with the usual and customary supporting documents and materials from such work. If the Owner fails to remit such payment within the 30-day period, the Town may file a lien against the Property for any such unpaid amount due to the Town.
43. Emergency access points are only to be utilized for emergency vehicles. No deliveries or other use is allowed.
44. The Owner shall either construct the emergency access points and the wall and landscape improvements adjacent to Quail Run Road (as shown on the Approved Plans) during development of the resort or shall provide money or cash bond or cash assurance to the Town to make such improvements at a later date. The exact location of the emergency access gates to be built into the wall along the Quail Run border of the Property shall be determined by the Town Manager prior to the approval of the construction plans for the wall.

E. MANAGEMENT

45. There shall be at least one person at the Resort at all times who has been thoroughly briefed on the provisions of this Special Use Permit and who has the authority to resolve all problems related to compliance with this Special Use Permit. All calls from Town residents to the Town or Resort regarding noise or disturbances shall be referred to and addressed by such person(s). Maintenance of the Resort, in general, and all common areas specifically, shall be

coordinated through a single unified management entity, which may be the Resort Owner or its designee.

F. CELLULAR ANTENNAS

46. Cellular and other wireless transmission antennas are permitted, provided that they comply with this Special Use Permit, all applicable Town ordinances and obtain a Conditional Use Permit. Any cellular antennas shall be designed as integrated architectural features within the structures on the Property and any screening shall be in the same finish and color as the structure on which it is located. There shall be no unscreened projections of cellular antennas on any building above the roofline. Any lease agreement with a wireless operator will specifically allow entry by the Town and its agent for the purpose of inspection and compliance with Town ordinances and will require compliance with Article XII of the Town Zoning Ordinance or any successor ordinance regarding the conditions and limitations of special use permits.

G. LIGHTING

47. All exterior lighting, including the exposed surface of any parking structure or parking lot or area, shall be submitted under a separate plan and processed as a Minor Special Use Permit amendment.
48. If the Town receives a complaint from an offsite owner that the lamp or lighting or illumination device (as defined by the Town Zoning Ordinance Section 1023) within an exterior light fixture is visible from off the Property, the Town Manager may inspect the Property and require the Owner of such lighting fixture to shield such light source if the light emitting element is visible from outside the Property.

H. LANDSCAPING

49. Perimeter landscaping must be maintained and shall be substantially compliant with the Town's Landscape Guidelines.
50. Perimeter walls and landscaping as shown on conceptual site plan in the Approved Plans and described in the narrative must be completed in the initial phase of construction of new resort structures.
51. A large tree inventory must be completed and submitted prior to issuance of a demolition and/or building permit.

I. SIGNAGE

52. Resort signage shall be submitted under a separate plan and is subject to the Minor Special Use amendment process.

J. NOISE

53. There shall be no outdoor amplified music or use of public address system after 10 pm. Noise must at all times adhere to the Town Code

K. COMMUNITY OUTREACH

54. Subsequent to the approval of this Ordinance, the Owner shall implement the community outreach plan specified in Exhibit E

IV. APPROVED PLANS

The following are known approved plans and documents that still apply to the Property. In the case of discrepancies between Approved Plans, those with a later date shall take precedence. In the circumstance an approved plan or document is not listed, this does not nullify its validity.

Month Day, 2023 (SUP-22-01)	<ol style="list-style-type: none">1. The Narrative, pages 1 -4, prepared by Gary Stougaard and dated October 24 2022.2. Andaz Scottsdale Resort & Bungalows Proposed Villa Addition / Total Combined Resort Structure and Other Covered Areas – Summary, prepared by Gary Stougaard and dated August 15, 2022.3. Andaz Scottsdale Resort & Bungalows Development Square Footage Summary, prepared by Gary Stougaard and dated August 15, 2022.4. Andaz Scottsdale Resort & Bungalows Proposed Villa Expansion Parking Summary, prepared by Gary Stougaard and dated August 4, 2022.5. Title Sheet, prepared by Howard Anderson Architecture and dated July 27, 2022.6. Conceptual Context Plan, prepare by Burton Landscape Architecture Studio and dated September 19, 2022.7. Conceptual Site Plan, prepare by Burton Landscape Architecture Studio and dated September 19, 2022.8. Two Bedroom Villa Plan, prepared by Howard Anderson Architecture and dated August 16, 2022.9. Three Bedroom Villa Plan, prepared by Howard Anderson Architecture and dated August 16, 2022.10. Four Bedroom Villa Plan, prepared by Howard Anderson
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	<p>Architecture and dated August 16, 2022.</p> <p>11. Service Building Plan, prepared by Howard Anderson Architecture and dated August 16, 2022.</p> <p>12. Wall and Fence Plan, prepare by Burton Landscape Architecture Studio and dated August 16, 2022.</p> <p>13. Balance Fill and Unbalance Fill Fence Wall Detail.</p> <p>14. Andaz Resort Expansion Lighting Calculation Sheets, pages 1 - 3, and dated August 16, 2022.</p> <p>15. Plant Palette Plan, prepare by Burton Landscape Architecture Studio and dated August 16, 2022.</p> <p>16. Conceptual Illustrative Plan, prepare by Burton Landscape Architecture Studio and dated October 25, 2022.</p> <p>17. Photo Key Plan, prepare by Burton Landscape Architecture Studio and dated October 25, 2022.</p> <p>18. Existing Site Photos Representing Proposed Landscape Plan, prepare by Burton Landscape Architecture Studio and dated October 25, 2022.</p> <p>19. Sheet C301, Conceptual GRD/DRN Plan, prepare by Hubbard Engineering and dated July 27, 2022.</p> <p>20. Sheet C401, Conceptual Utility Plan, prepare by Hubbard Engineering and dated July 27, 2022.</p> <p>21. Typical Street Cross Section dated October 25, 2022.</p> <p>22. Sheet 1 of 1, ALTA/ACSM Land Title Survey, prepare by Hubbard Engineering and dated May 18, 2022.</p> <p>23. Andaz Sign Package, prepared by Airpark Signs & Graphics:</p> <p>1. Exterior Room ID 060116, dated June 1, 2016</p> <p>2. Restroom and Stair ID 052616, dated May 26, 2016.</p> <p>3. Suite Signage 050416, dated June 7, 2016</p> <p>4. Suite Signage 050416, dated May 4, 2016.</p> <p>5. Suite Signage 050416, dated June 6, 2016.</p> <p>6. Address Numbers 071416, dated September 1, 2016.</p> <p>7. Pedestrian Monument, dated June 21, 2016.</p> <p>8. Pool Rules 060116, dated June 1, 2016.</p> <p>9. Pool Depth Markers 120616, dated December 6, 2016.</p> <p>10. Regulatory Fire Signs 120316, dated December 30, 2016.</p> <p>24. Andaz Scottsdale Resort and Bungalows Expansion– Noise Impact Study, pages 1 – 17, prepared by MD Acoustics, and dated August 3, 2022.</p> <p>25. Andaz Scottsdale Resort and Bungalows Trip Generation Comparison – FIRST REVISION, pages 1-14, prepared by EPS Group and dated July 15, 2022.</p> <p>26. Andaz Resort Expansion Water System Analysis Report, pages 1 – 3, prepared by Hubbard Engineering and dated May 18, 2022. Andaz Resort Expansion Sewer System Analysis Report, pages 1 – 4, prepared by Hubbard Engineering and dated May 17, 2022.</p> <p>27. Andaz Resort Expansion Conceptual Drainage Memo, pages</p>
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	1 – 7, prepared by Hubbard Engineering and dated May 18, 2022.
April 3, 2017 (Managerial SUPA)	1. The Tree Plan, prepared by Burton Landscape Architecture Studio and dated January 23, 2017
December 1, 2015 (Managerial SUPA)	<ol style="list-style-type: none"> 1. The project narrative, dated November 18, 2015; 2. Exhibit A, Restricted Use Area and Wall Exhibit, prepared by Hubbard Engineering and dated October 6, 2015; 3. Exhibit B, Planting Plan, prepared by Burton Landscape Architects; 4. Exhibit D, Enlarged Site Plan, prepared by Delawie Architecture; and 5. Exhibit E, Meeting Room B Height Proposal, prepared by Delawie Architecture.
December 1, 2015 (SUP-15-3)	<ol style="list-style-type: none"> 1. Cover letter/Narrative, dated November 10, 2015, from M. Andrew Rodrigues, AIA. 2. Lighting Narrative, dated November 25, 2015 and prepared by Ruzika Company. 3. Lighting Cut Sheets prepared by The Ruzika Company. 4. Lighting Plans, dated November 11, 2014 and prepared by The Ruzika Company and Delawie Architecture. 5. Sign Plans, dated November 2, 2015, November 10, 2015, November 20, 2015 and November 24, 2015, and prepared by Airpark Signs and Graphics. 6. Restricted land Use Area and Wall Exhibit, Exhibit A, dated October 6, 2015, and prepared by Hubbard Engineering 7. Planting Plan, Exhibit B, dated October 7, 2015, and prepared by Burton Landscape Architecture Studio. 8. Presidential F Plan, Exhibit C, dated October 5, 2015, and prepared by Delawie Architecture.
January 8, 2015 (Managerial SUPA)	<ol style="list-style-type: none"> 1. Narrative, dated December 30, 2014 and prepared by Delawie; 2. Exhibit A, Overall Landscape Concept Plan, dated December 23, 2014 and prepared by Delawie; 3. Exhibit B, Proposed Development Square Footage Summary, dated December 12, 2014 and prepared by Delawie; 4. Exhibit C, Setback, Building Height and Parking Summary, dated December 19, 2014 and prepared by Delawie; 5. Exhibit D, ALTA/ACSM Land Title Survey, dated April 11, 2014 and prepared by Hubbard Engineering; 6. Exhibit E, Conceptual Site Plan, dated May 22, 2014 and prepared by SCS Advisors, Inc.; 7. Exhibit F, Current Aerial, dated November 24, 2014 and prepared by Burton Landscape Architecture Studio; and

	8. Exhibit G, Site Plan - Proposed Demolition Shade Structures, dated December 12, 2014 and prepared by Delawie;
May 29, 2014 (SUP-12-8)	<ol style="list-style-type: none"> 1. Existing Aerial, Prepared by Nelsen Partners and dated May 22, 2014 2. Conceptual Site Plan, Prepared by Nelsen Partners and dated May 22, 2014 3. Conceptual Site Plan Main Pool area, Prepared by Nelsen Partners and dated May 22, 2014 4. Conceptual Site Plan (illustrating setback of lobby/restaurant/bar/fitness/spa building), Prepared by Nelsen Partners and dated May 22, 2014 5. Tent Plan, Prepared by Nelsen Partners and dated May 22, 2014 6. Tree Preservation Plan, Prepared by Nelsen Partners and dated May 22, 2014 7. Conceptual Parking Plan, Prepared by Nelsen Partners and dated May 22, 2014 8. Coverage Table, 9. Quail Run Road Landscape Plan, Prepared by Nelsen Partners and dated May 22, 2014 10. Architectural Character Lobby/Restaurant/Bar/Fitness Sheets 1 & 2, Prepared by Nelsen Partners and dated May 22, 2014

PV SCOTTSDALE HOTEL OWNER SPE LLC

5721 Chelsea Avenue
La Jolla, California 92037

October 24, 2022

TOWN OF PARADISE VALLEY PLANNING COMMISSION
6401 E. Lincoln Drive
Paradise Valley, Arizona 85253

RE: 6041 N. Quail Run Road APN 174-65-004C Proposed Andaz Resort Expansion

Dear Planning Commission Members,

My name is Gary Stougaard and I am the Manager of PV Hotel Venture SPE LLC., an affiliate of the owner of the Andaz Scottsdale Resort & Bungalows (the "Resort") and the owner of the five acre land parcel adjacent to the southwest corner of the Resort.

In advance of the initial Planning Commission review and discussion of the proposed expansion of the Andaz Scottsdale Resort & Bungalows at the next Town of Paradise Valley Planning Commission meeting on November 1, 2022, I have prepared the following summary to familiarize you with the intent and our thoughts behind our proposed expansion of the Resort through the development of ten residential villa style units on this parcel.

The proposed Resort expansion parcel is currently zoned R-43 with a Resort/Country Club General Plan use designation, similar to the balance of the Resort. Over the past few years, we have considered several options for the development of this parcel, including additional guest bungalows and meeting spaces, or up to four single family homes. However, after considering the concerns of our neighbors to the south and west, particularly the transmission of sound from the Albers event lawn at the southwest corner of the existing Resort, we felt that the development of new homes for sale even closer to the Resort would only lead not only to friction with our new neighbors, but do little to alleviate the concerns of our current neighbors. As a result, we arrived at the plan for the development of ten residential style units on this parcel, which we have submitted for the consideration of the Planning Commission and Town Council.

As many of you may remember, our acquisition of the Resort and the property for the proposed expansion in 2014 came about because the prior owner was unable to secure approvals for the development of for sale residential units on lots of less than one acre. Therefore, we are acutely aware of the Town of Paradise Valley rules for the development of single family residences.

Therefore, I would like to make it clear that the proposed plan was never envisioned as a way to create residential units which at some point in the future might be offered for individual sale. Further, we are

willing to work with the Planning Commission and Town Council as necessary, to agree upon specific restrictions to prohibit their sale separate from a sale of the balance of the Resort property.

Most importantly, the plan we have proposed is designed to integrate these new units with the existing Resort. These proposed new units will only be accessed from within the Resort - and there will be no access from Quail Run Road except as may be required for Fire Department access or to comply with other Town of Paradise Valley requirements. Villa guests will either be required to drive around the entire Resort perimeter road (more than ½ mile) to these units or be transported to them in Resort vehicles.

These residential style accommodations are designed to encourage – and facilitate longer term stays and as a result, include kitchens, laundry facilities and other similar amenities. Based upon what we are seeing at other luxury resort properties in the area and across the country, the ability to offer residential style, longer term stay guestroom options is where the luxury resort industry is moving today. These large units will address increasing demand for luxury residential style accommodations in resort settings from users that can afford but would prefer not to own second homes in these markets due to the cost and time necessary to maintain them on a full-time basis – with the added benefit of full access to the Resort facilities and services. While length of stay is likely to vary depending on the nature of the guest, time of year and other factors, we expect that many stays in these units will approach 30 days or longer, particularly in season. We also believe that they will likely also be attractive to local area homeowners building new or renovating existing homes.

Following is a description of the key elements of the proposed expansion:

- The addition of 10 residential villa style units will expand the guestroom options available to Resort guests. Four will be 2 bedroom units of approximately 2,150 sq ft interior space each, Five will be 3 bedroom units of approximately 2,600 sq ft each, together with One 4 bedroom unit with just over 4,000 sq ft of interior size. In addition, we propose to add a new service / storage / restroom structure of approximately 1,200 square feet adjacent to the existing Albers Lawn outdoor event area on the west side of the Resort which will provide restrooms, storage and support to service this event area – as well as support service for the proposed new guestroom villas.
- Each of these new structures will be located within setbacks on the west and south sides of the parcel consistent with those of the existing Resort. As a result, none of the new structures will be closer than 100 feet from the south property line or 65 feet from the west property line - after a 25-foot dedication of land on the west side of the property to facilitate the widening of Quail Run Road, should the Town of Paradise Valley approve such widening in the future.
- The exterior design of these new residential guestroom units will be consistent with the architecture of the existing Resort. Each of these new structures will be single story with a maximum height of 14 feet, with the bulk of each of the structures being 12 feet or less in

height – with all height measurements taken from the lowest natural grade under each unit. Each new unit will be situated on parcels of approximately ½ acre configured to maximize view corridors and accommodate required rainwater retention areas.

- Each of the new guestroom villa units will include covered carports sized to accommodate 2 vehicles. The carports will also have space for trash containers and limited storage for guest room related items and supplies – which spaces will only be accessible by Resort personnel. Because of the long term stay nature of many of our guests, we believe many will have cars – and that carports will be an important selling point to longer term guests. We have no plans to enclose these carports at any time in the future.
- The addition of these 10 proposed units will bring the Resort’s total guestroom inventory to 195 guestrooms, suites and villas, a total less than the 201 units previously approved for the Resort by the Town of Paradise Valley in 2015.
- Together with covered outdoor patio spaces and the new event service building, the total combined covered areas of all of the new spaces will be 31,400 square feet – approximately 14.34% of the 219,027 sq ft size of the proposed expansion land parcel, bringing the total structure and shade coverage for the entire Resort to 167,874 sq ft – or 14.36% of the total combined Resort land parcels of 1,183,000 sq ft.
- Air conditioning and other equipment will be located within screened areas adjacent to each unit to keep them from view and control sound to the greatest extent possible. These areas will not be covered and therefore have not been included in the lot coverage calculation.
- Access to this parcel and the new guestroom units and facilities will be solely from Scottsdale Road using the perimeter road around the existing Resort. As noted above, no direct vehicular or pedestrian access is planned from Quail Run Road, except as may be required for Fire Department access or to comply with other Town of Paradise Valley requirements. In this light, we are not proposing to widen Quail Run Road.
- Similar to the existing Resort, we are proposing to dedicate a portion of our property adjacent to Quail Run Road to the Town of Paradise Valley and will also provide a landscaped buffer zone between this land and the new perimeter wall on the west side of the subject parcel, which area we will plant with agreed upon drought tolerant landscape materials and provide ongoing maintenance.
- These new units will contain no provisions for the lock-off of any portion of any of the units to create additional guestroom keys.
- To provide security and privacy for these new units and mitigate the impact of Resort event sound and light upon surrounding properties, a new eight-foot masonry wall will be

October 24, 2022

Page 4

constructed on the south property line of the parcel, similar to that which currently exists on the south property line of the adjacent Resort property to the east. On the west property line, an articulating six-foot tall masonry wall will be constructed along Quail Run Road in a design and location consistent with the wall that currently exists along western side of the Resort.

- All site grading, drainage and utilities will be designed to fully integrate into the existing Resort plans and systems.
- Trash generated by these units will be picked up daily by Resort personnel as part of normal housekeeping services.
- As noted above, these proposed guestroom units will provide significant contributions to mitigate the transmission of event sound to our neighbors to the south and west. We will continue to work with our Acoustic consultant, MD Acoustics and the Town to implement sound management equipment and programs to mitigate the sound transmission from the adjacent Resort event area to neighboring properties.

We believe that this proposed addition to the Andaz Scottsdale Resort and Bungalows will enhance our Resort offering - in a manner consistent with the use for this parcel contemplated by the General Land Use plan for the Town of Paradise Valley and with appropriate sensitivity to the neighbors around us.

We look forward to meeting and working with you and the Planning Department staff - and the Town Council to arrive at a plan that will work for everyone.

Sincerely,



Gary A. Stougaard
Manager
PV Hotel Venture SPE, LLC

Cc: Jill

Andaz Scottsdale Resort & Bungalows
Proposed Villa Addition / Total Combined Resort
Structure and Other Covered Areas - Summary

Date Prepared: 8/15/2022

Unit Type	# Units	Sq Ft				
		Villa Unit Size		Allow for other Shade Coverage @ 33%		Total
		Per Unit	Total			
Four Bedroom Villa	1	4,068	4,068	1,342	1,342	
Three Bedroom Villa	5	2,465	12,325	813	4,067	16,392
Two Bedroom Villa	4	2,145	8,580	708	2,831	11,411
Totals - New Villas			24,973	2,864	8,241	33,214
Event / Villa Service Bldg	1	1,200	1,200	396	396	1,596
Totals			26,173	3,260	8,637	34,810

Total Land Area:

Expansion Parcel Only:

Acres	Sq ft / Acre	Total Sq Ft
5.0282	43,560	219,027

Combined Resort Total:

Villa Additon	Existing Resort	Total Combined
<i>Total Resort Land Sq Ft</i>	964,042	1,183,069

Combined Resort Shade Coverage Summary:

	Proposed Villa Expansion	Existing Resort per Previous Approvals	Total Including Expansion Area
Expansion Parcel:		See Attached	
Total Expansion Parcel Sq Ft - from above	219,027		
Allowable Shade Coverage / Sq Ft	25.00%		
<i>Total Allowable Sq Ft Shade Coverage</i>	54,757	140,972	195,729
<i>% of Total</i>		14.62%	16.54%
Total Resort Post Expansion:	From Above	See Attached	
<i>Total Actual + Proposed Covered Area</i>	34,810	138,466	173,276
<i>% of Total sq ft</i>	15.89%	14.36%	14.65%
<i>% of Total Allowable Shade Coverage / Sq Ft</i>	63.57%	98.22%	88.53%

Andaz Scottsdale Resort & Bungalows
Development Square Footage Summary
September 7, 2015

Updated: 8/15/2022

September 7, 2015		Enclosed Structure		Shade			
Updated: 8/15/2022		Planned Sq Ft					
Size	Allowable Sq Ft per SUP	Per Unit		# Units	Total		Planned sq ft (over)/under Allowable
		Building Footprint	Shade Areas		Building Footprint	Shade Areas	
Total Bungalow Sq Ft per SUP		114,972				99,994	14,978
Bungalows - By Building Type							
Bldg 3		2,455	7	17,185			
Bldg 6		2,782	5	13,910			
Bldg 7		2,730	7	19,110			
Bldg 8		3,009	6	18,054			
Bldg 9		3,009	6	18,054			
Bldg 10		2,460	3	7,380			
Presidential Suite F		1,742	1	1,742			
Presidentail Suite G		1,932	1	1,932			
"Eyebrow" over entry doors		2,627	1	-	2,627		
New Spa Building		-				6,044	(6,044)
New Main Spa Bldg		5,297	1	5,297			
New Spa Bldg - Shade Areas		747	1	-	747		
Pool Bar / Equipment / Storage		-				2,756	(2,756)
Pool Building - existing	667	667	1	667			
Pool Bar - existing (shade)	598		1	-	598		
New Pool Bathrooms		263	1	263			
Pool Kitchen - addition		27	1	27			
Pool Equipment - addition		445	1	445			
Pool Bar Shade - addition		756	1	-	756		
Main Lobby Building - Per SUP		10,000	1			10,978	(978)
New Lobby / Restaurant:							
Lobby / Restaurant / Lounge / Other		9,980	1	9,980			
Basement @ 10%		9,980	1	998			
Patio Area Per SUP		4,000				3,019	981
Arrival Building Outdoor Covered Patio Area			1	-	3,019		
Pool Cabanas Per SUP		2,000				2,057	(57)
Main Pool		121	7	847			
Spa Pool Added 2019		121	3	363		-	
Guest Rooms		121	7	847			
New Meeting Rooms		-				5,062	(5,062)
Meeting Space #1 (incl BOH)		2,340	1	2,340			
Meeting Space # 2 & 3		800	2	1,600			
Shade for Meeting Rooms		1,122	1	-	1,122		
Auxiliary Buildings Per SUP		4,000				1,165	2,835
Housekeeping Structures		233	5	1,165			
Fitness Center		-				1,570	(1,570)
Fitness		1,275	1	1,275			
Fitness Shade		295	1	-	295		
Restrooms Per SUP		1,000				1,191	(191)
At Fitness / Lawn (from Fitness above)		580	1	580			
At Meeting Space Structure (from Tent below)		611	1	611			
Tent Per SUP		5,000				4,630	370
Convert to Meeting Space Structure							
Meeting Space		2,216	1	2,216			
Enclosed Prefunction Space		977	1	977			
Back of House Space		990	1	990			
Shade Structure attached		447	1	-	447		
Totals	140,972			128,855	9,611	138,466	2,506

Andaz Scottsdale Resort & Bungalows
Proposed Villa Expansion
Parking Summary

Prepared by: GAS
Date Prepared: 8/4/2022

Existing Resort:

Guestroom Keys
Parking Spaces - Per Actual Count

Proposed Villa Expansion:

Proposed Additional Guestroom Keys
Parking Requirement / Additional key

1.2 spaces

Post Expansion Totals:

Keys	Parking Spaces	
	Total	per Key
185	278	1.50
10	12	1.20
195	290	1.49

Andaz Scottsdale Resort & Bungalows

Paradise Valley / Scottsdale Area Resorts with Residential Style Inventory

						Private pool for each Unit?		
Resort Property	# units	Unit Size sq ft	Number of Bedrooms	Baths	Kitchens	Yes / No	Type	Access
Sanctuary	8	2,400-5,500	3-6	2-3	Yes	Yes	75% of Units have pools / hot tubs	Resort Adjacent
Four Seasons	6	1,000-3,000	2-3	2-3	No	Yes	Plunge Pools Only	Via Resort
Mountain Shadows	30	1,000-3,000	1-3	1-3	Yes	No	Resort Pool Access Only	Resort Adjacent
Ritz Carlton	81	1,739-3,000	1-3	1-3	Yes	No	Resort Pool Access Only	Via Resort
Fairmont Princess	119	700-850	Studios - 1 Bedroom	2	No	Yes	Separate Shared Pool for Villa Use	Via Resort
Boulders	60	1,400-3,800	1-3	1-3	Yes	Yes	Separate pools Included with large units only	Via Resort
Proposed Andaz Expansion	10	2,100 - 4,100	2-4	2.5 - 4.5	Yes	Yes	Convertible Hot Tub / Cold Plunge	Via Resort

RESORT EXPANSION

ANdAZ SCOTTSDALE RESORT & BUNGALOWS

6014 Quail Run Road, Paradise Valley, Arizona

PROJECT DATA

PROJECT NAME:	Andaz Scottsdale Resort & Bungalows Expansion		
PROPERTY ADDRESS:	6014 Quail Run Road Paradise Valley, AZ 85253		
RESORT ADDRESS:	6114 N. Scottsdale Road Scottsdale, AZ 85253		
A.P.N.:	174-65-004C		
ZONE:	Existing R-43 to Proposed SUP-Resort		
SITE AREA:	5.03 Acre (219,027 SF)		
LOT COVERAGE:	EXISTING ANDAZ RESORT		
	Lot Size	Structure / Shade	Coverage
	964,042 SF	139,918 SF	14.51%
	PROPOSED VILLA EXPANSION		
	Lot Size	Structure / Shade	Coverage
	219,027 SF	35,910 SF	16.40%
UNIT CALCULATIONS:	VILLA TYPE	QUANTITY	AREA
	2-BEDROOM	4	2,145 SF
	3-BEDROOM	5	2,446 SF
	4-BEDROOM VILLA	1	4,068 SF
	SERVICE BUILDING	1	743 SF
PARKING:	EXISTING ANDAZ RESORT		
	Keys	Parking Spaces	Parking Spaces per Key
	185	278	1.50
	PROPOSED VILLA EXPANSION		
	Keys	Parking Spaces	Parking Spaces per Key
	10	12	1.20

PROJECT TEAM

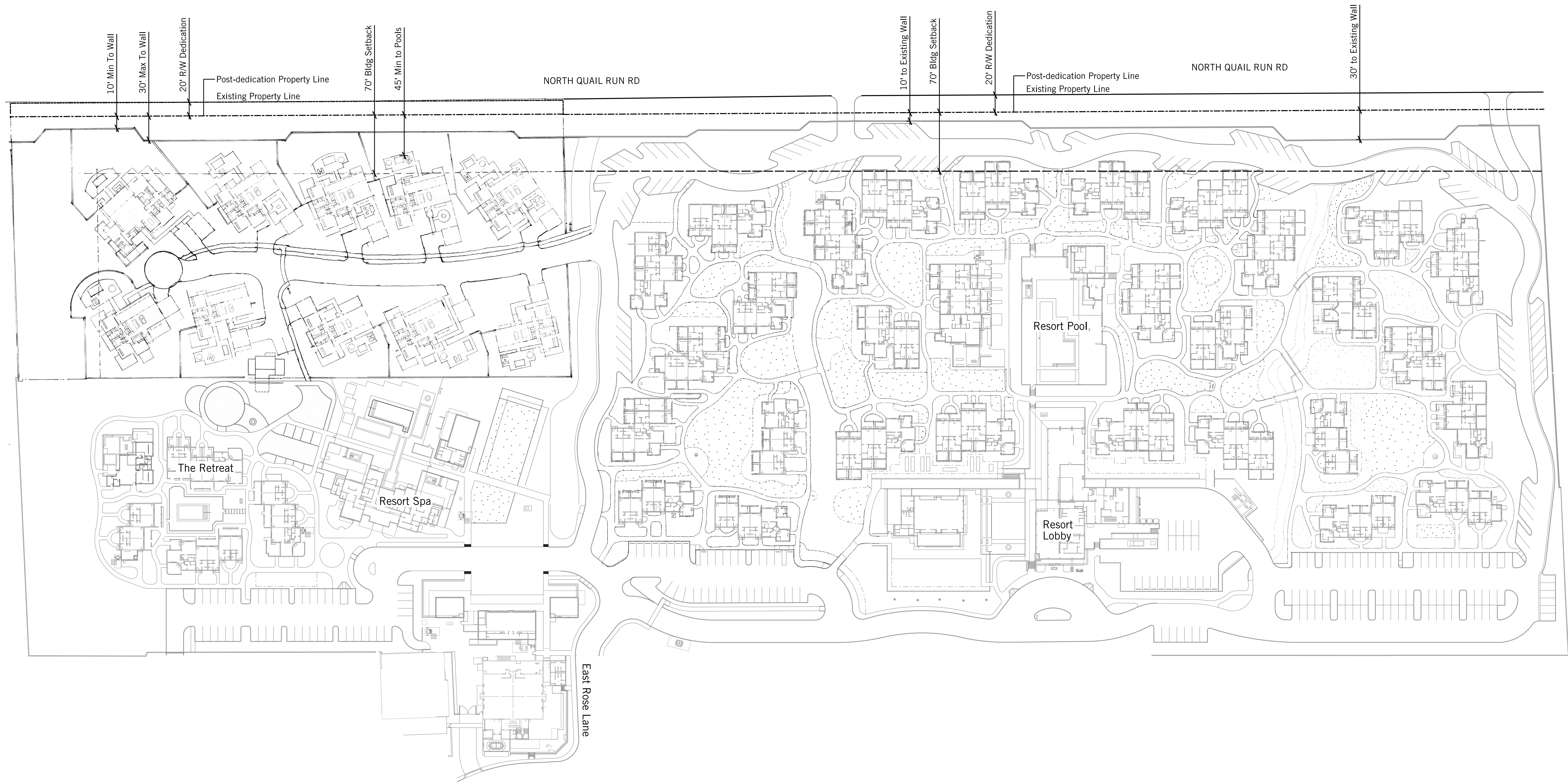
OWNER:	PV Scottsdale Hotel Owner SPE, LLC 5721 Chelsea Avenue La Jolla, CA 92037	Contact: Gary Stougaard gstougaard@chelseahp.com 619.709.4461
LOCAL PROJECT MANAGEMENT:	Blackstone Rio Group	Contact: Travis Keele 480.518.6877
DESIGN & ARCHITECTURE:	M Andrew Rodrigues	Andrew Rodrigues mandrewrod@gmail.com
	Howard Anderson ARCHITECTURE 2194 Carmel Valley Road Del Mar, California 92014	Contact: Michael Kummer 619.507.4119
INTERIORS:	EDG Design Hanger 7 7 Hamilton Landing Novato, CA 94949	Contact: Jennifer Johanson 415.847.7066
LANDSCAPE DESIGN:	Burton Landscape Studio 307 S Cedros Ave Solana Beach, CA 92075	Contact: Joel Harms 858.794.7204
CIVIL ENGINEER:	Hubbard Engineering 1202 N. Alma School Rd, Suite 120 Mesa, AZ 85201	Contact: Brent Steffenhagen 415.454.2277
TRAFFIC ENGINEER:	EPS Group 1130 N. Alma School Rd, Suite 120 Mesa, Arizona 85201	Contact: Eric Maceyko 602.391.3034
CONSTRUCTION CONTRACTOR:	PWI Residential 5725 N. Scottsdale Road, Suite C-120 Scottsdale, Arizona 95250	Contact: David Mueller 602.6490050

SHEET INDEX

TITLE SHEET
CONCEPTUAL SITE PLAN
OVERALL SITE PLAN
WALL & FENCE PLAN
LANDSCAPE PLANTING PALETTE
2-BEDROOM VILLA PLAN & ELEVATIONS
3-BEDROOM VILLA PLAN & ELEVATIONS
4-BEDROOM VILLA PLAN & ELEVATIONS
SERVICE BUILDING PLAN & ELEVATIONS
SITE LIGHTING PLAN & CALCULATIONS SHEET
LIGHTING FIXTURE CUTSHEETS
LIGHTING FIXTURE CUTSHEETS
CONCEPTUAL GRADING / DRAINAGE PLAN
CONCEPTUAL UTILITY PLAN
ALTA / ACSM LAND TITLE SURVEY

VINCINITY MAP

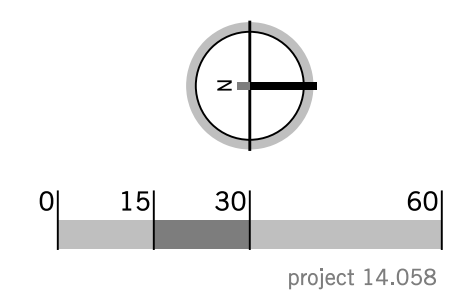




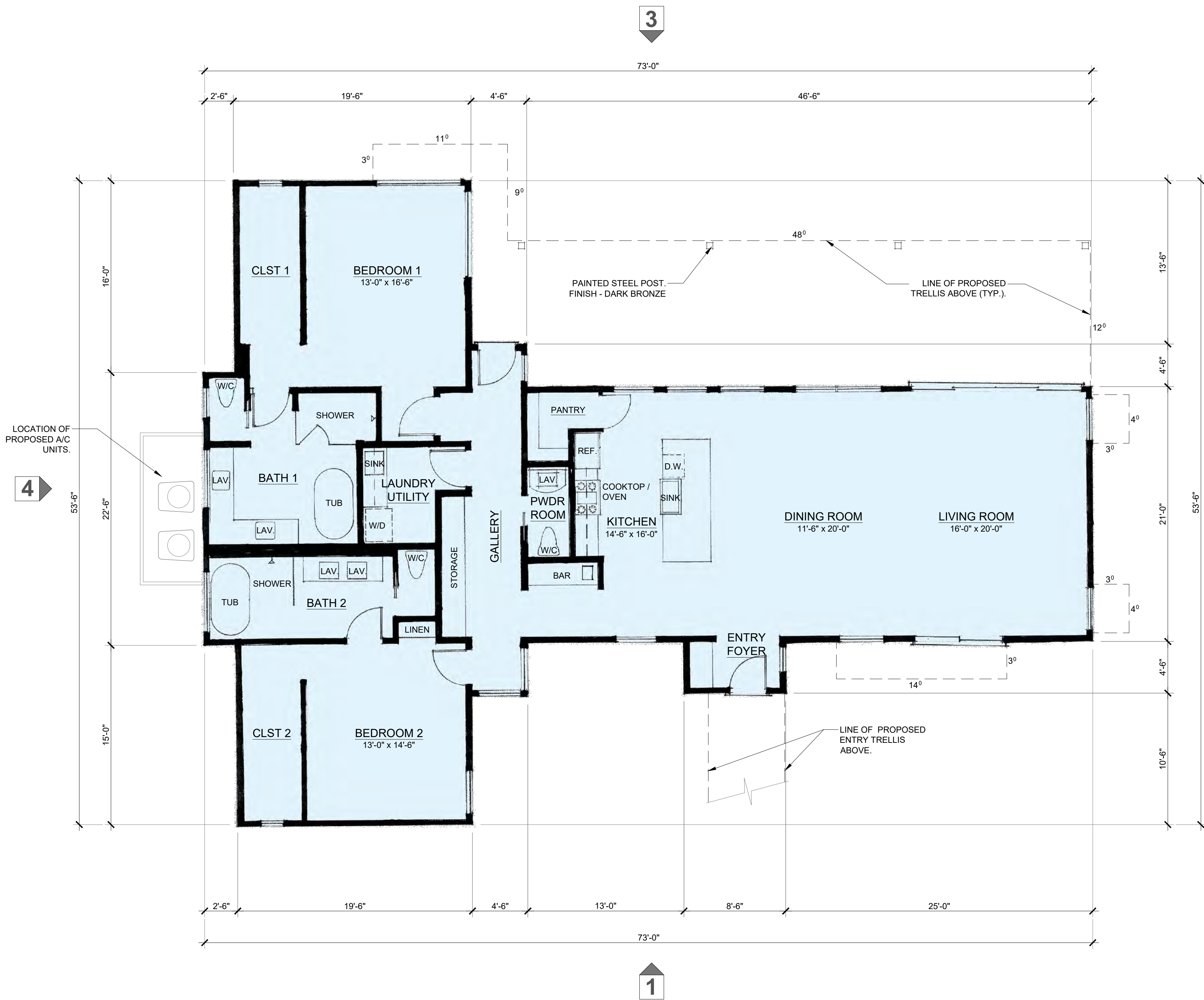
ANdAZ | Resort Expansion

Conceptual Context Plan

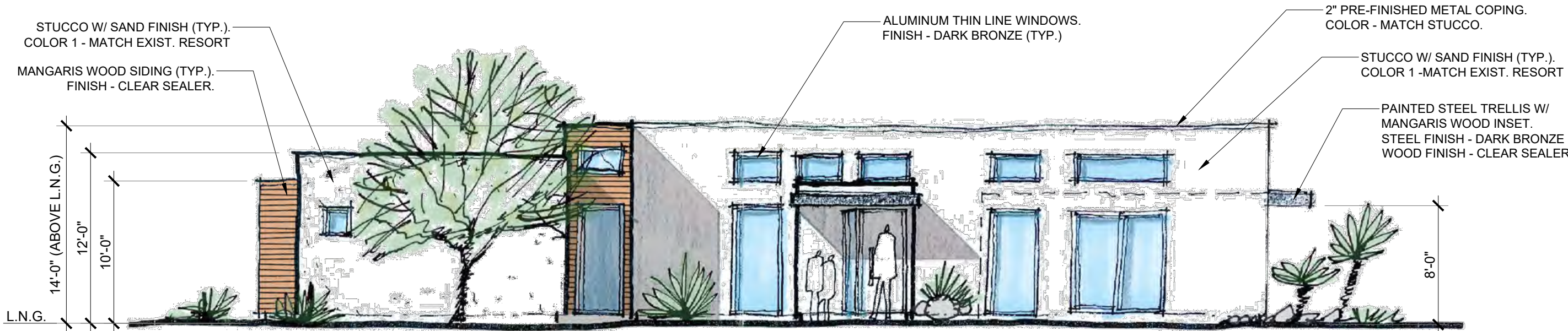
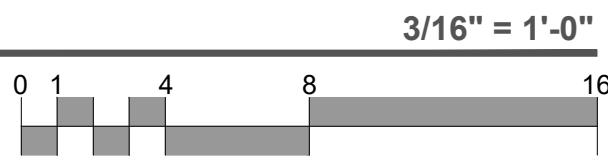
19 September 2022 revised



burton
Landscape Architecture Studio



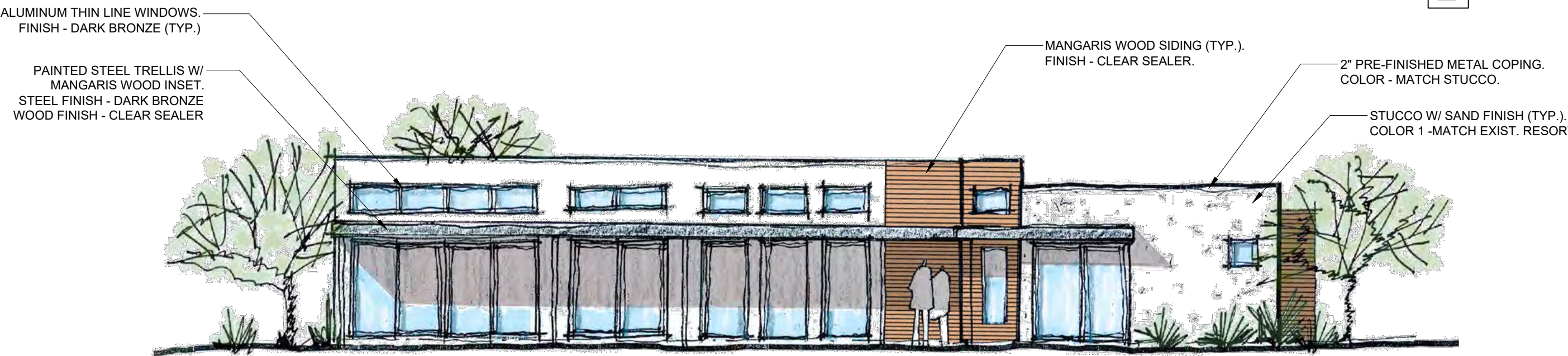
Floor Plan
2,145 SF



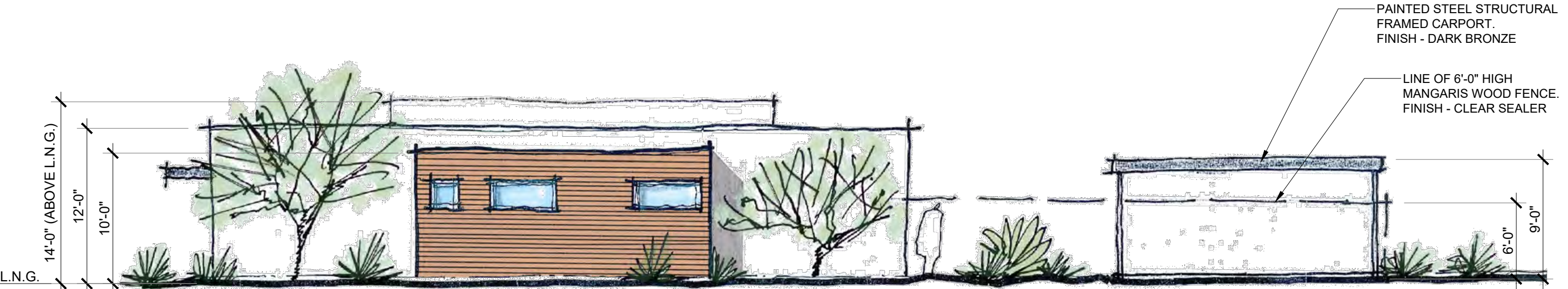
front elevation (entry)



right side elevation



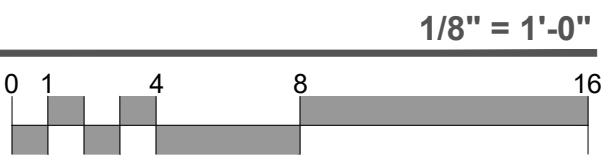
rear elevation



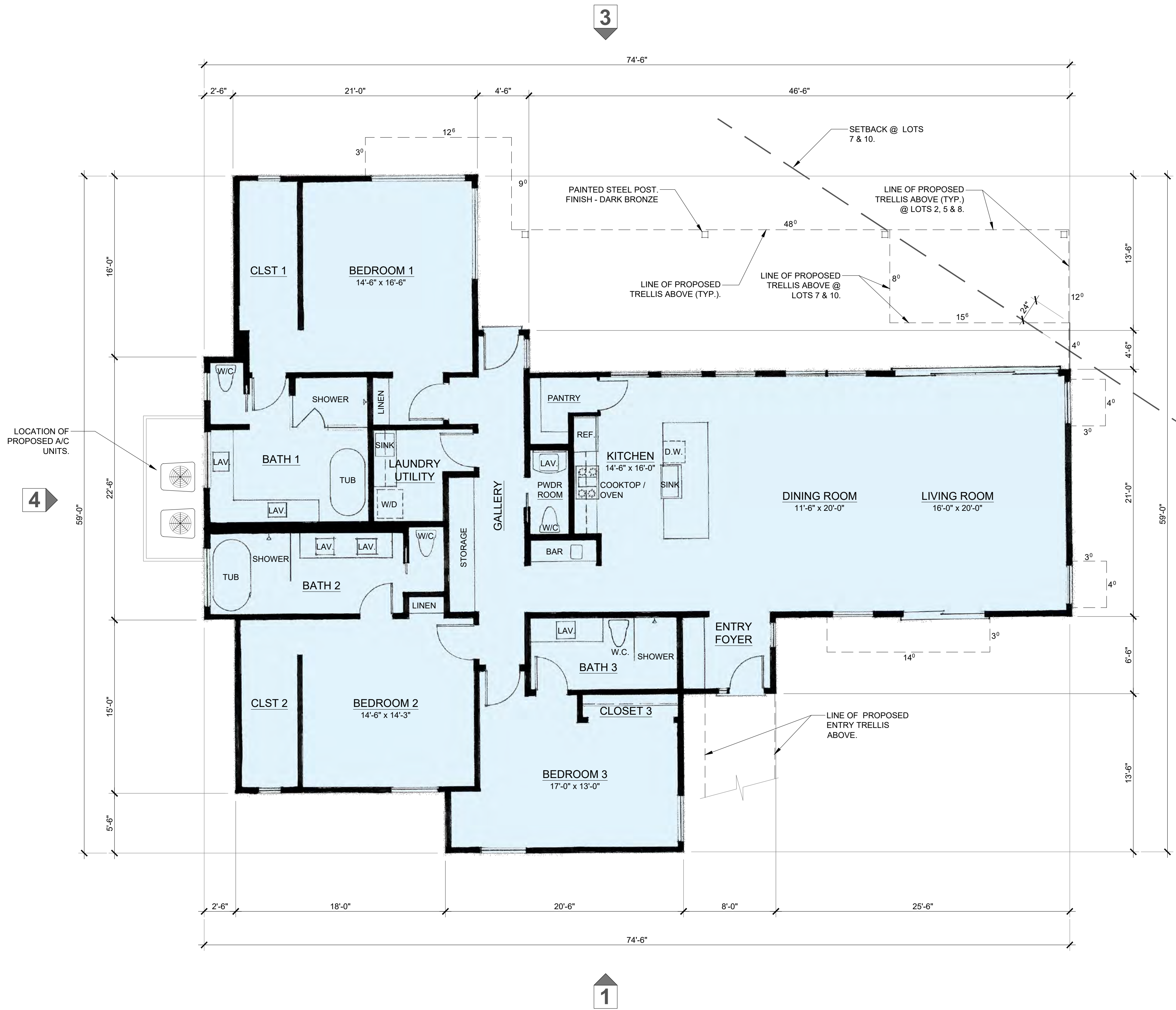
left side elevation

Exterior Elevations

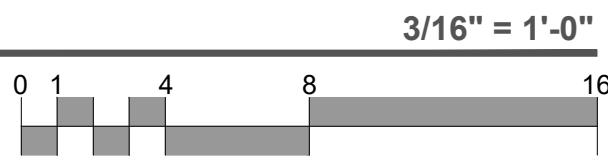
NOTE: BUILDING HEIGHTS SHOWN ARE MEASURED FROM LOWEST NATURAL GRADE (L.N.G.). TYP.



TWO BEDROOM VILLA

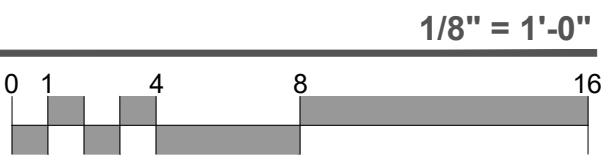


Floor Plan
2,446 SF

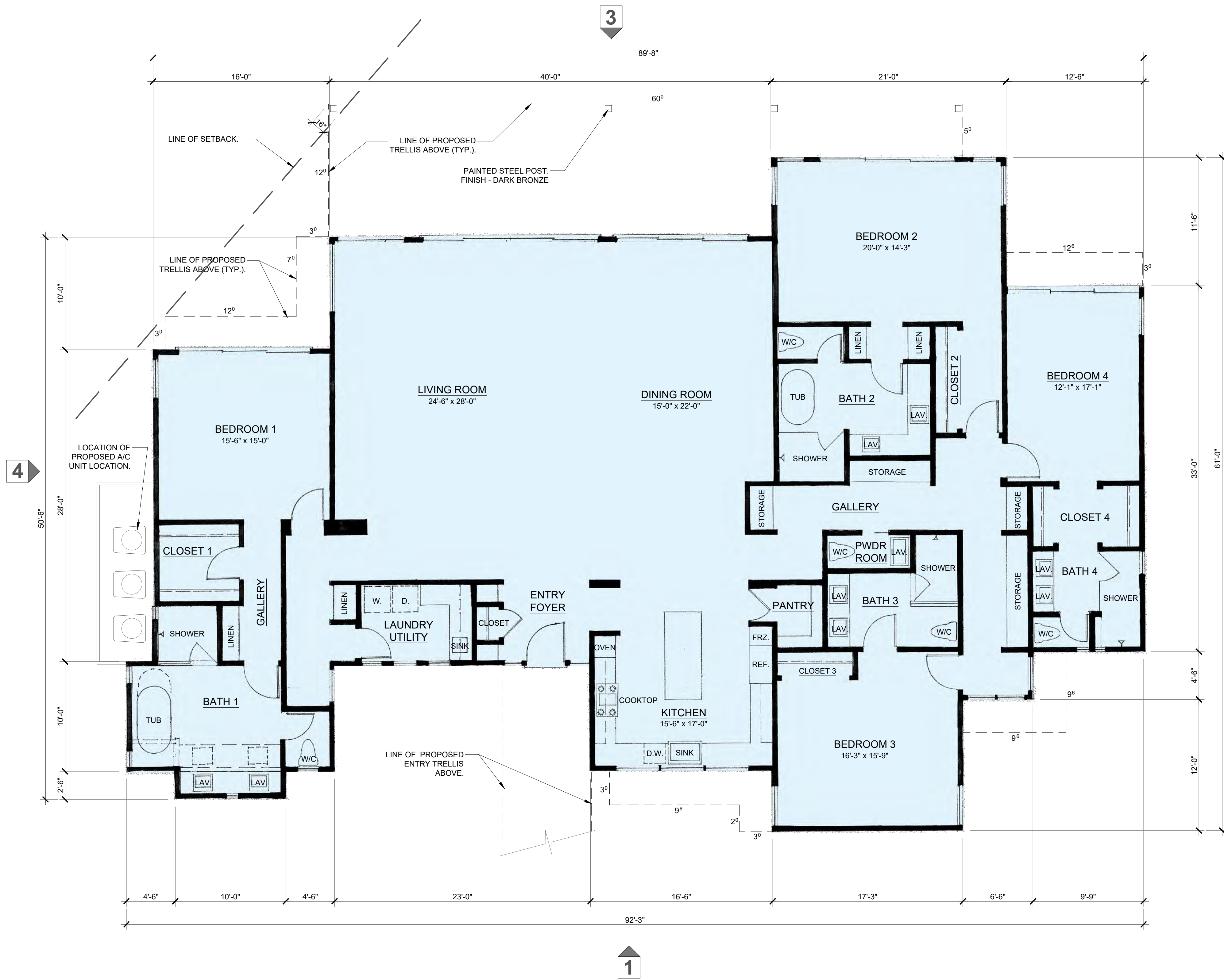


Exterior Elevations

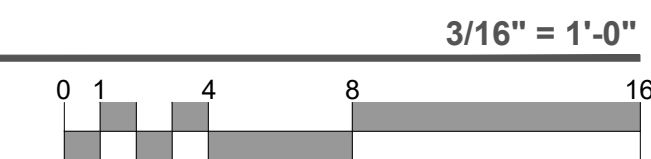
NOTE: BUILDING HEIGHTS SHOWN ARE MEASURED FROM LOWEST NATURAL GRADE (L.N.G.). TYP.



THREE BEDROOM VILLA



Floor Plan
4,068 SF

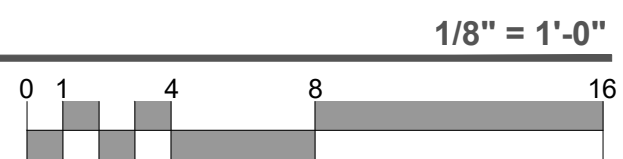


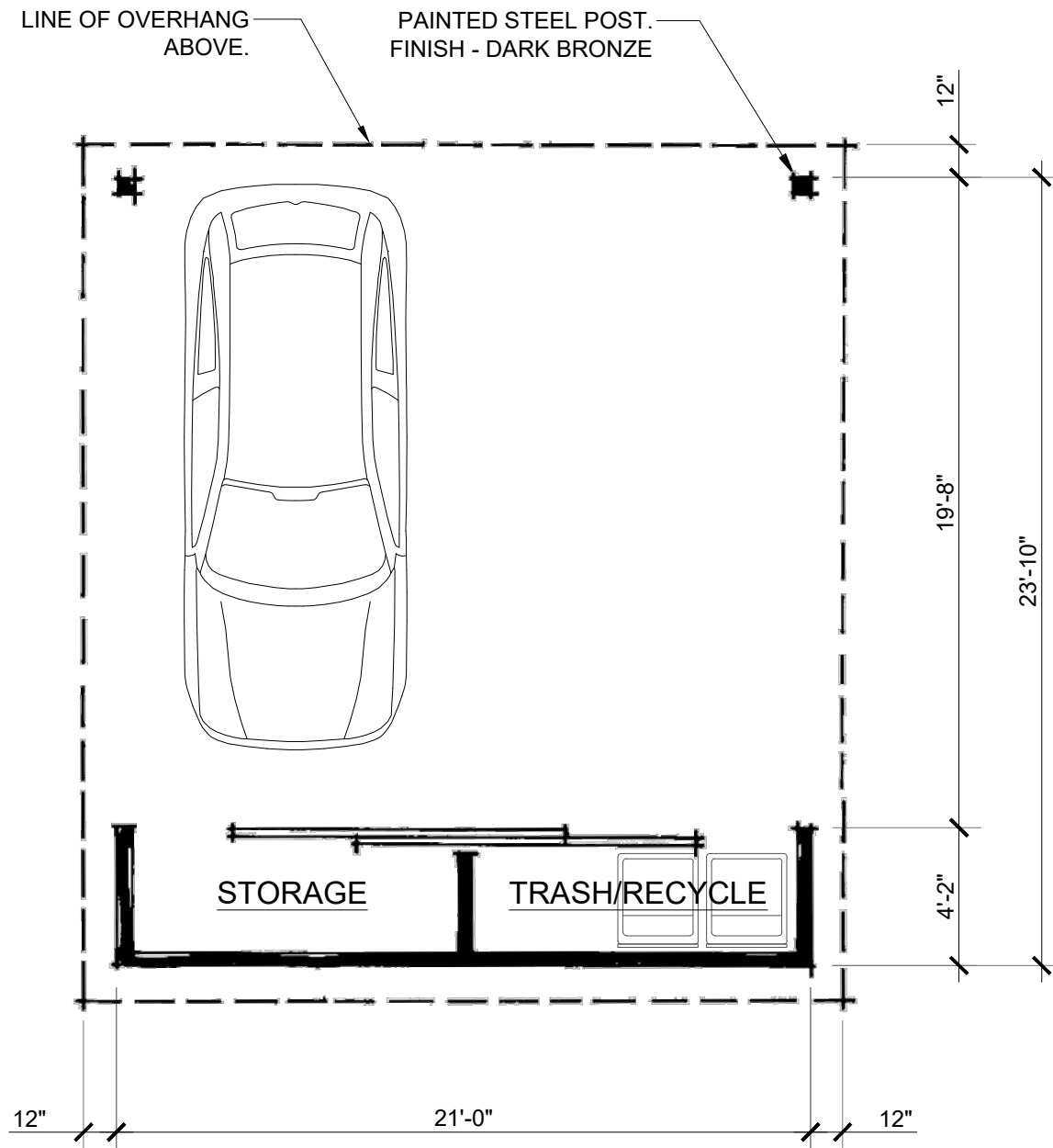
FOUR BEDROOM VILLA



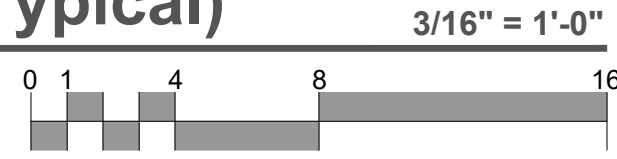
Exterior Elevations

NOTE: BUILDING HEIGHTS SHOWN ARE MEASURED FROM LOWEST NATURAL GRADE (L.N.G.). TYP.

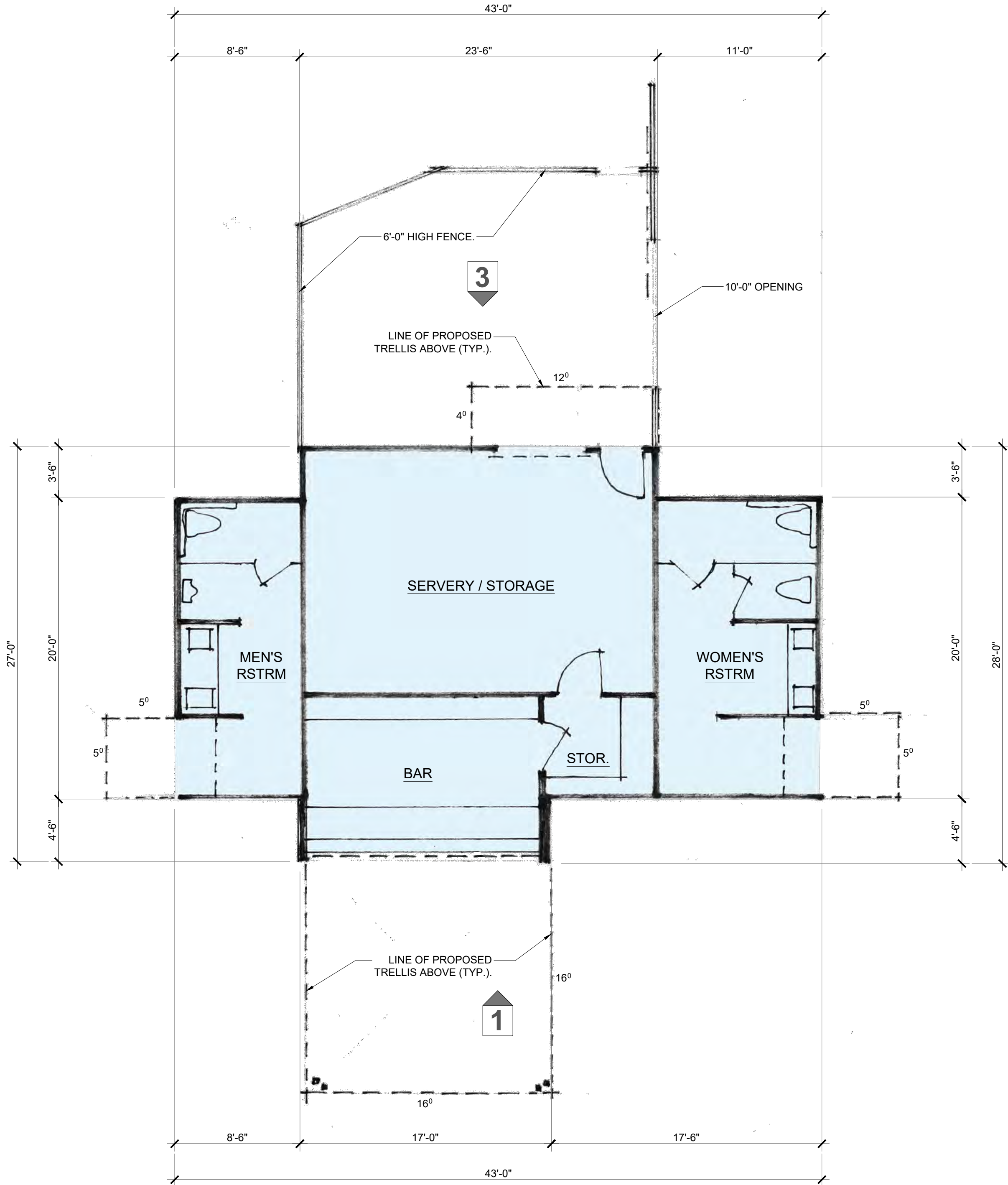




Carport Plan (Typical)

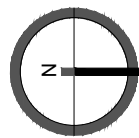
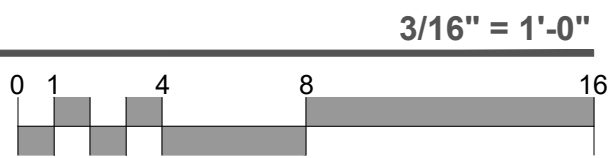


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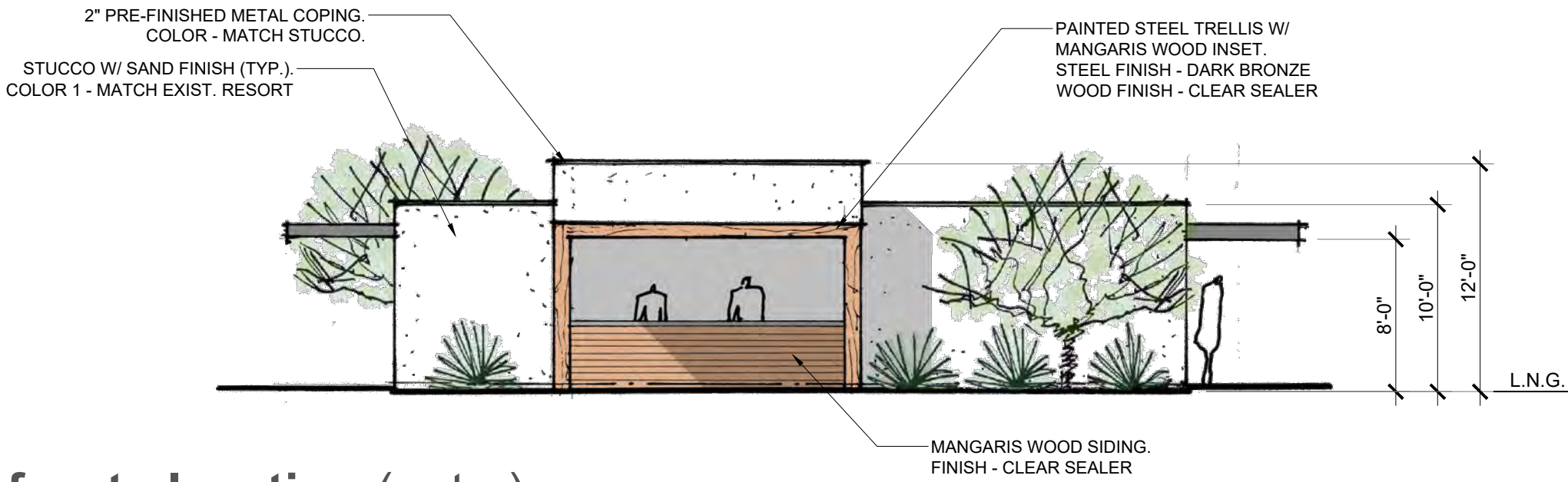


Floor Plan

743 SF

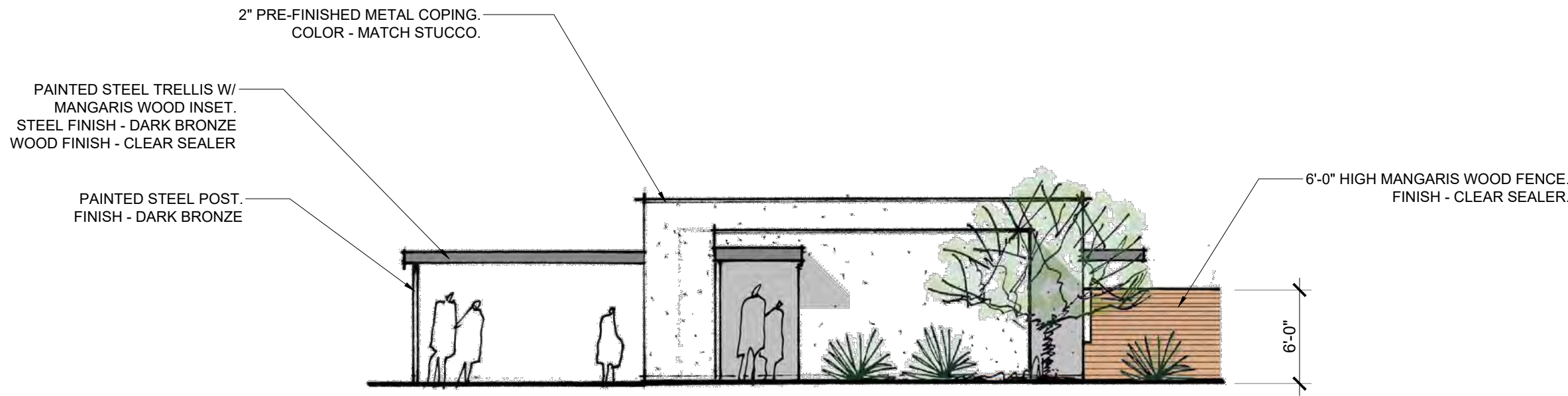


SERVICE BUILDING



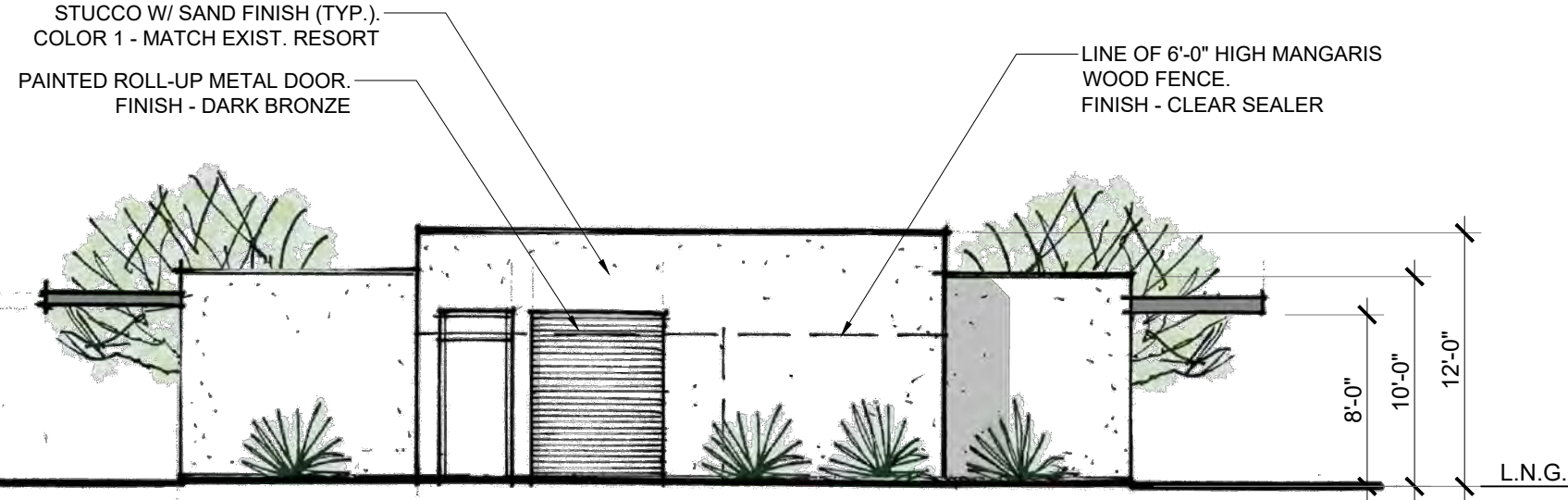
front elevation (entry)

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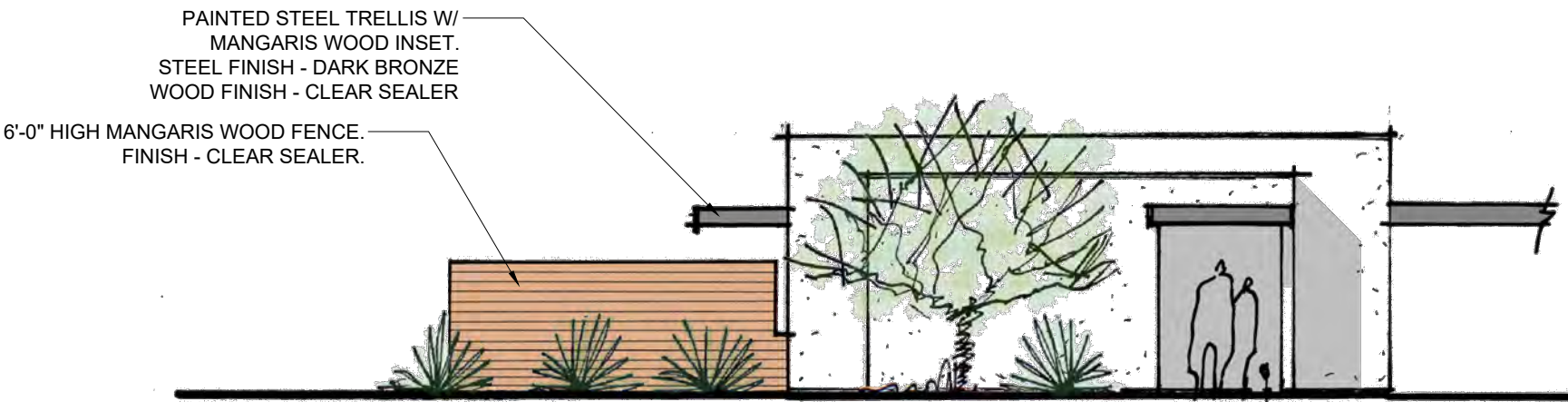
right side elevation

2



rear elevation

3

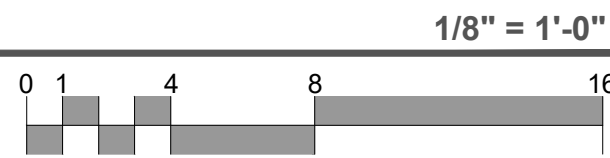


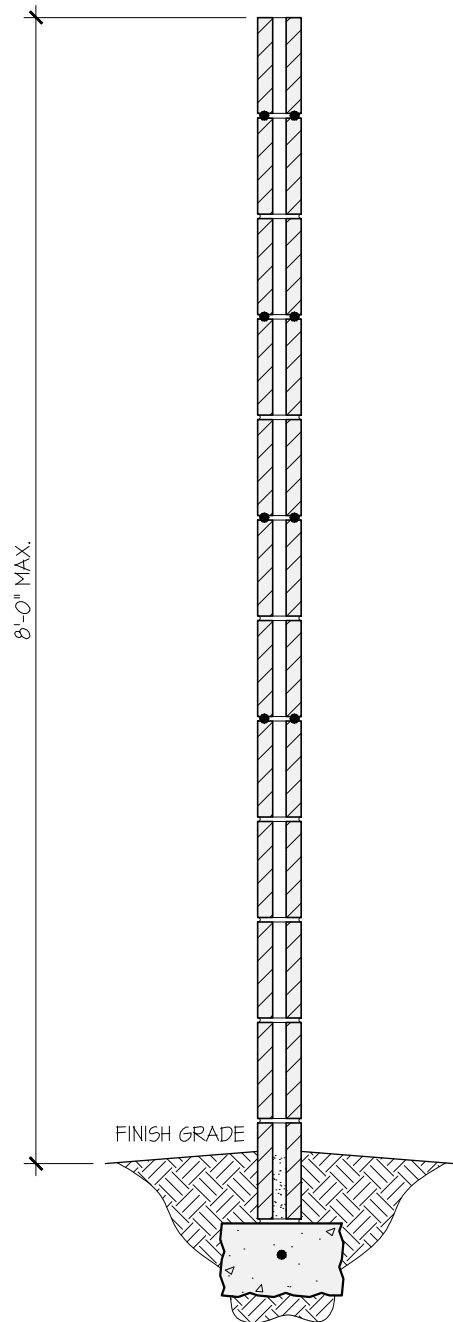
left side elevation

4

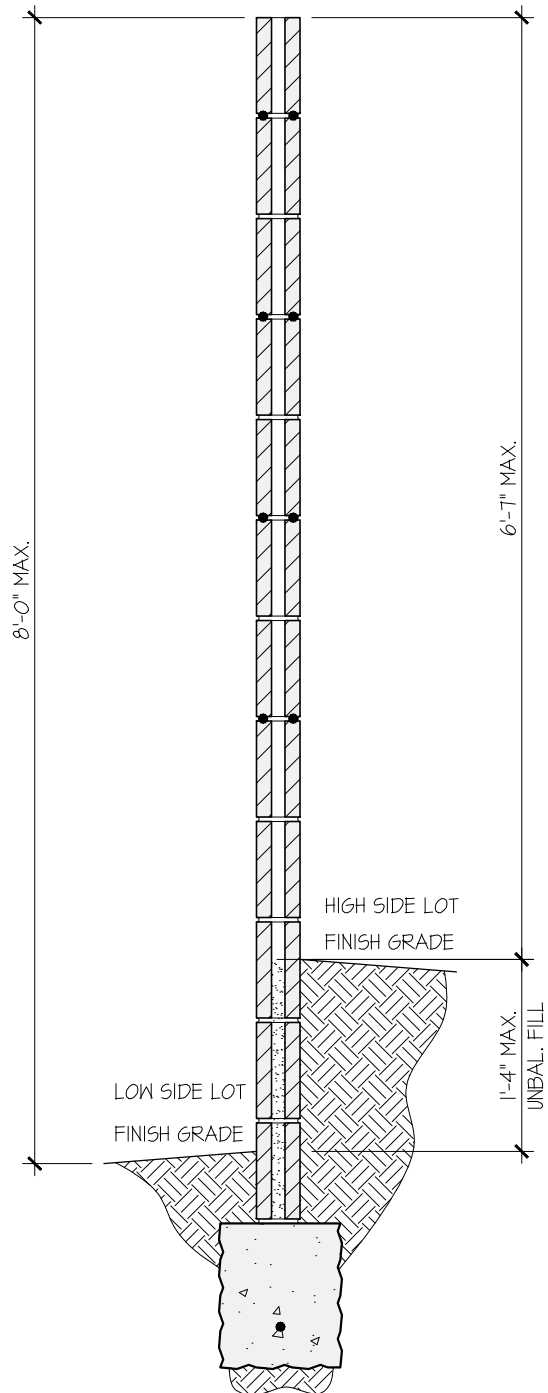
Exterior Elevations

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BALANCED FILL



UNBALANCED FILL

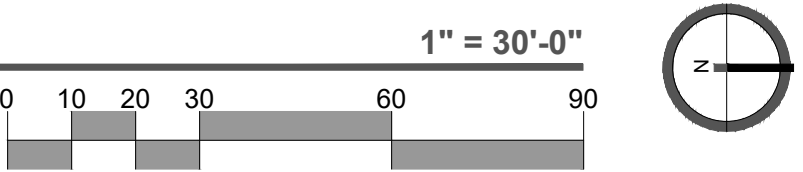




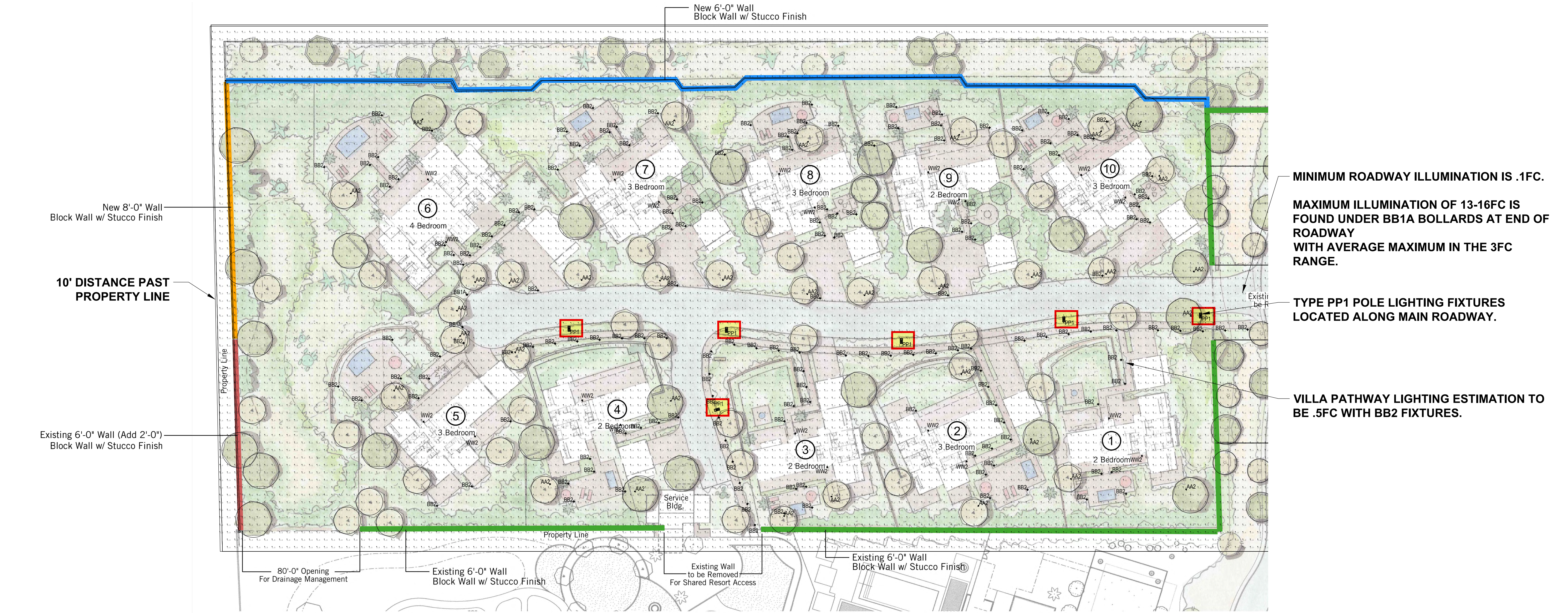




SITE LIGHTING FIXTURE SCHEDULE					
MARK	TYPE	QUAN.	DESCRIPTION	WATTS	NOTES
A	BB1A	7	LOW LEVEL 36" LED BOLLARD BRONZE	15.5	EXTERIOR RATED. MOUNT ON CONCRETE.
B	BB2	78	LOW LEVEL PATHWAY LED LIGHT - BLACK	NA (5)	EXTERIOR RATED. MOUNT ON CONCRETE.
C	WW2	24	15.5" WALL MOUNTED LED LIGHT - BRONZE	15.5	EXTERIOR RATED.
F	WW5	10	LED DOWN LIGHT W/ LATERAL DISTRIBUTION - BRONZE	8.8	EXTERIOR RATED.
G	PP1	6	14 FT EXTERIOR RATED LINE VOLTAGE LED POLE LIGHT.	49.0	EXTERIOR RATED.
J	AA2	62	ADJUST. LED LIGHT / FIXED HOOD W/ GLARE SHIELD.	16.0	EXTERIOR RATED. MOUNT ON CONCRETE.



SITE LIGHTING PLAN



LIGHTING FIXTURE LEGEND				
SYMBOL	TYPE	QTY	DESCRIPTION	NOTES
	AA2	34	EXTERIOR RATED LINE VOLTAGE LED ACCENT LIGHT WITH 35DEG FLOOD OPTIC AND GLARE SHIELD	TOP OF FIXTURE: 4.75" ABOVE FINISHED GRADE NOT SHOWN IN CALCULATIONS AS FIXTURE IS ORIENTED UP TO ILLUMINATE TREES
	BB1A	2	36" EXTERIOR RATED LINE VOLTAGE LED BOLLARD WITH DOWNWARD ILLUMINATION AND LATERAL THROW OPTICS	TOP OF FIXTURE: 36" ABOVE FINISHED GRADE
	BB2	160	17" EXTERIOR RATED LINE VOLTAGE LED PATHLIGHT WITH CAPPED TOP AND LOUVERS TO SHIELD GENERAL 360 DEGREE ILLUMINATION DOWNWARD	TOP OF FIXTURE 17" ABOVE FINISHED GRADE NOT SHOWN IN CALCULATIONS AS FIXTURE UTILIZES AN LED RETROFIT LAMP
	PP1	6	14 FOOT EXTERIOR RATED LINE VOLTAGE LED POLE LIGHT WITH FORWARD THROW TYPE 4 MEDIUM OPTICS	TOP OF FIXTURE: 14' ABOVE FINISHED GRADE
	WW2	20	15.5" DECORATIVE WALL MOUNTED LED SCONCE LIGHT	TOP OF FIXTURE: 7'-6" ABOVE FINISHED GRADE NOT SHOWN IN CALCULATIONS AS FIXTURE IS DECORATIVE AND IES FILES ARE UNAVAILABLE
	WW5	TBD	EXTERIOR RATED WALL MOUNTED LED SCONCE WITH DOWNWARD ILLUMINATION AND FORWARD THROW OPTICS.	

HORIZONTAL AND VERTICAL LIGHTING CALCULATION					
SCALE: 1" = 30'-0"					
LUMINAIRE SCHEDULE					
SYMBOL	FIXTURE	TYPE DESCRIPTION	TOTAL WATTS	TOTAL LUMENS	LLF
	BB1A	303-B1-LEDB2-3000-UNV-T2-DIM10 --- 3000K LED LAMP	15.5	1153	0.900
	PP1	DSX0 LED P2 30K T4M MVOLT --- 3000K LED LAMP	49	5458	0.900
CALCULATION SUMMARY					
LABEL	UNITS	AVERAGE	MAXIMUM	MINIMUM	
SITE CALC - HORIZONTAL	Fc	0.12	15.2	0.0	
SITE CALC - VERTICAL	Fc	0.00	0.0	0.0	
*VERTICAL CALCULATIONS ARE NOTED AT ZERO AS PERIMETER WALLS ARE EITHER 6' OR 8' TALL AS NOTED ABOVE IN DRAWING.					

ANDAZ RESORT EXPANSION
LIGHTING CALCULATIONS SHEET
08/16/2022
PAGE 1 OF 3



ARCHITECTURAL OUTDOOR

Design Pro LED Accent 19.5W





16202 (15.0W 10 Spot) 16203 (19.5W 25 Flood) 16207 (6W Flood)

ORDERING INFORMATION

EXAMPLE: 16202 A2T16, 16202 A2T, 16206 AN16

(Product selection, a 16202, 16203, 16207, 16209, 16210, 16211, 16212, 16213, 16214, 16215, 16216, 16217, 16218, 16219, 16220, 16221, 16222, 16223, 16224, 16225, 16226, 16227, 16228, 16229, 16230, 16231, 16232, 16233, 16234, 16235, 16236, 16237, 16238, 16239, 16240, 16241, 16242, 16243, 16244, 16245, 16246, 16247, 16248, 16249, 16250, 16251, 16252, 16253, 16254, 16255, 16256, 16257, 16258, 16259, 16260, 16261, 16262, 16263, 16264, 16265, 16266, 16267, 16268, 16269, 16270, 16271, 16272, 16273, 16274, 16275, 16276, 16277, 16278, 16279, 16280, 16281, 16282, 16283, 16284, 16285, 16286, 16287, 16288, 16289, 16290, 16291, 16292, 16293, 16294, 16295, 16296, 16297, 16298, 16299, 16300, 16301, 16302, 16303, 16304, 16305, 16306, 16307, 16308, 16309, 16310, 16311, 16312, 16313, 16314, 16315, 16316, 16317, 16318, 16319, 16320, 16321, 16322, 16323, 16324, 16325, 16326, 16327, 16328, 16329, 16330, 16331, 16332, 16333, 16334, 16335, 16336, 16337, 16338, 16339, 16340, 16341, 16342, 16343, 16344, 16345, 16346, 16347, 16348, 16349, 16350, 16351, 16352, 16353, 16354, 16355, 16356, 16357, 16358, 16359, 16360, 16361, 16362, 16363, 16364, 16365, 16366, 16367, 16368, 16369, 16370, 16371, 16372, 16373, 16374, 16375, 16376, 16377, 16378, 16379, 16380, 16381, 16382, 16383, 16384, 16385, 16386, 16387, 16388, 16389, 16390, 16391, 16392, 16393, 16394, 16395, 16396, 16397, 16398, 16399, 16400, 16401, 16402, 16403, 16404, 16405, 16406, 16407, 16408, 16409, 16410, 16411, 16412, 16413, 16414, 16415, 16416, 16417, 16418, 16419, 16420, 16421, 16422, 16423, 16424, 16425, 16426, 16427, 16428, 16429, 16430, 16431, 16432, 16433, 16434, 16435, 16436, 16437, 16438, 16439, 16440, 16441, 16442, 16443, 16444, 16445, 16446, 16447, 16448, 16449, 16450, 16451, 16452, 16453, 16454, 16455, 16456, 16457, 16458, 16459, 16460, 16461, 16462, 16463, 16464, 16465, 16466, 16467, 16468, 16469, 16470, 16471, 16472, 16473, 16474, 16475, 16476, 16477, 16478, 16479, 16480, 16481, 16482, 16483, 16484, 16485, 16486, 16487, 16488, 16489, 16490, 16491, 16492, 16493, 16494, 16495, 16496, 16497, 16498, 16499, 16500, 16501, 16502, 16503, 16504, 16505, 16506, 16507, 16508, 16509, 16510, 16511, 16512, 16513, 16514, 16515, 16516, 16517, 16518, 16519, 16520, 16521, 16522, 16523, 16524, 16525, 16526, 16527, 16528, 16529, 16530, 16531, 16532, 16533, 16534, 16535, 16536, 16537, 16538, 16539, 16540, 16541, 16542, 16543, 16544, 16545, 16546, 16547, 16548, 16549, 16550, 16551, 16552, 16553, 16554, 16555, 16556, 16557, 16558, 16559, 16560, 16561, 16562, 16563, 16564, 16565, 16566, 16567, 16568, 16569, 16570, 16571, 16572, 16573, 16574, 16575, 16576, 16577, 16578, 16579, 16580, 16581, 16582, 16583, 16584, 16585, 16586, 16587, 16588, 16589, 16590, 16591, 16592, 16593, 16594, 16595, 16596, 16597, 16598, 16599, 16600, 16601, 16602, 16603, 16604, 16605, 16606, 16607, 16608, 16609, 16610, 16611, 16612, 16613, 16614, 16615, 16616, 16617, 16618, 16619, 16620, 16621, 16622, 16623, 16624, 16625, 16626, 16627, 16628, 16629, 16630, 16631, 16632, 16633, 16634, 16635, 16636, 16637, 16638, 16639, 16640, 16641, 16642, 16643, 16644, 16645, 16646, 16647, 16648, 16649, 16650, 16651, 16652, 16653, 16654, 16655, 16656, 16657, 16658, 16659, 16660, 16661, 16662, 16663, 16664, 16665, 16666, 16667, 16668, 16669, 16670, 16671, 16672, 16673, 16674, 16675, 16676, 16677, 16678, 16679, 16680, 16681, 16682, 16683, 16684, 16685, 16686, 16687, 16688, 16689, 16690, 16691, 16692, 16693, 16694, 16695, 16696, 16697, 16698, 16699, 16700, 16701, 16702, 16703, 16704, 16705, 16706, 16707, 16708, 16709, 16710, 16711, 16712, 16713, 16714, 16715, 16716, 16717, 16718, 16719, 16720, 16721, 16722, 16723

KICHLER®

PROJEC:

PROJECT # _____



DRAWING # :

DRAWING # _____

COMMENTS:

COMMENTS _____

PHOTOMETRIC INFORMATION

PRODUCT	DISTANCE	FOOTCANDLES	BEAM WIDTH	
30 Degree Spot HSP	10 Feet	213.8	1.9 Foot	 Narrow Spot
	32 Feet	138.2	2.4 Feet	
	34 Feet	34.8	4.3 Feet	
	38 Feet	15.5	7.3 Feet	
	48 Feet	9.7	9.7 Feet	
	60 Feet	5.6	12.1 Foot	
34 Degree Floodlight HSLT	4 Feet	1832	2.8 Feet	 Flood
	16 Feet	38.9	4.9 Feet	
	18 Feet	9.6	9.3 Feet	
	28 Feet	4.3	14.8 Foot	
	32 Feet	2.4	18.8 Foot	
	40 Feet	1.5	24.7 Foot	
				35 Degree Spread

NOTES

*Variations of ±3.0% from "Nominally" following the accepted industry definition of ILM. Kichler values for wide angle lighting fixture systems at 4000 hours will represent luminous flux that has lasted 40,000 hours; superior optical engineering, and finally utilizing a design that exceeds all of the critical temperature thresholds by the UL ETL listing. The result is a complete 50,000 hour test cycle without replacement parts and/or periodic PM's or even if the light output drops that it will last 50,000 hours. These measurements take the average eye power being utilized are different in light output after light output at 70°C as shown in our original output.

© 2009 The Morgan Corporation of a DTPR033 Lamp
DTPR033 Model has been used for Kichler ANSI, Power Supply
RES Files 1-167-7 Data is available at www.morganlighting.com
L&P Tables not available on our site

We reserve the right to design the driver components of any product due to parts availability or changes in the standards, without assuming any obligation of liability to modify any ANSI/L. Standards products previously manufactured, and without notice.

Project	Catalog #	Type	
Prepared by	Notes	Date	

Lumière

EON 303-B1-LEDB2

Bollard

Typical Applications:
Hospitality - Commercial Landscape - Outdoor Area/Store - Residential - Architectural

Interactive Menu

- Order Information [page 2](#)
- Product Specifications [page 2](#)
- Lumen Maintenance [page 2](#)
- Product Warranty

Product Certification






Product Features



Top Product Features

- Full Cut Off Downlight: 12", 24", 36" or 42" height
- 2700K, 3000K or 3500 or 4000K Color Temperature and Amber (585-595nm)
- Type II, Type IV or Type V Optics with clear glass sealed lens
- Patented AccuLED Optical™ System
- Universal Input LED Driver Included (120 - 277V, 50/60 Hz)
- ELV or 0-10 Dimming

Dimensions.

Order side profile view

TECHNICAL DATA
800, 2000, 3000, 4000, 5000, 6000, 7000, 8000, 9000, 10000, 11000, 12000, 13000, 14000, 15000, 16000, 17000, 18000, 19000, 20000, 21000, 22000, 23000, 24000, 25000, 26000, 27000, 28000, 29000, 30000, 31000, 32000, 33000, 34000, 35000, 36000, 37000, 38000, 39000, 40000, 41000, 42000, 43000, 44000, 45000, 46000, 47000, 48000, 49000, 50000, 51000, 52000, 53000, 54000, 55000, 56000, 57000, 58000, 59000, 60000, 61000, 62000, 63000, 64000, 65000, 66000, 67000, 68000, 69000, 70000, 71000, 72000, 73000, 74000, 75000, 76000, 77000, 78000, 79000, 80000, 81000, 82000, 83000, 84000, 85000, 86000, 87000, 88000, 89000, 90000, 91000, 92000, 93000, 94000, 95000, 96000, 97000, 98000, 99000, 100000

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A N d A Z
SCOTTSDALE RESORT & SPA

THE RUIZIKA
COMPANY

2 Executive Circle, Suite 290
Irvine, California 92614



(949) 253-3479
(949) 250-0181 fax
info@ruizika.com
www.ruizika.com

LIGHTING DESIGNERS • THEATRE CONSULTANTS

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Plant Legend






Existing Trees

Symbol	Botanical name	Common Name	Size	Qty.
	Larrea tridentata	Creosote bush	Protect in place	18
	Carnegia gigantea	Saguaro	Protect in place	1


Trees

Symbol	Botanical name	Common Name	Size	Qty.
	Olneya tesota	Ironwood	24" box	10
	Parkinsonia floridum ++	Blue Palo Verde	24" box	12
	Chilopsis linearis	Desert Willow	5 gal	9

Shrubs, Perennials, and Annuals

Symbol	Spacing	Botanical name	Common Name	Size	Qty.
	42" o.c.	Baccharis sarothroides	Desert Broom	1 gal	27
	5' o.c.	Encelia farinosa	Brittlebush	1 gal	54
	36" o.c.	Ericameria laricifolia	Turpentine Bush 'Desert Mountain'	1 gal	37
	8' o.c.	Larrea tridentata	Creosote Bush	1 gal	47
	24" o.c.	Ambrosia salsola	Cheesebush	1 gal	55

Cactus and Succulents

Symbol	Spacing	Botanical name	Common Name	Size	Qty.
	18" o.c.	Opuntia basilaris ++	Beavertail Cactus	1 gal	115

Cobble

Symbol	Description
	6-8" To match on-site cobble

Notes

1. The contractor shall verify all plant material quantities prior to plant installation. Plant material quantities are listed for the convenience of the contractor. Actual number of plant symbols shall have priority over quantities designated.

burton

Landscape Architecture Studio
307 S Cedros Solana Beach Ca 92075
858 794 7204 T 858 794 7207 F
www.burton-studio.com



ANDAZ RESORT
N. QUAIL RUN RD.
PERIMETER
IMPROVEMENTS
6160 NORTH SCOTTSDALE RD
PARADISE VALLEY AZ 85253

PROJECT NO.		22015
REV. NO.	DATE ISSUED	REASON
	11/29/22	-

Sheet Title

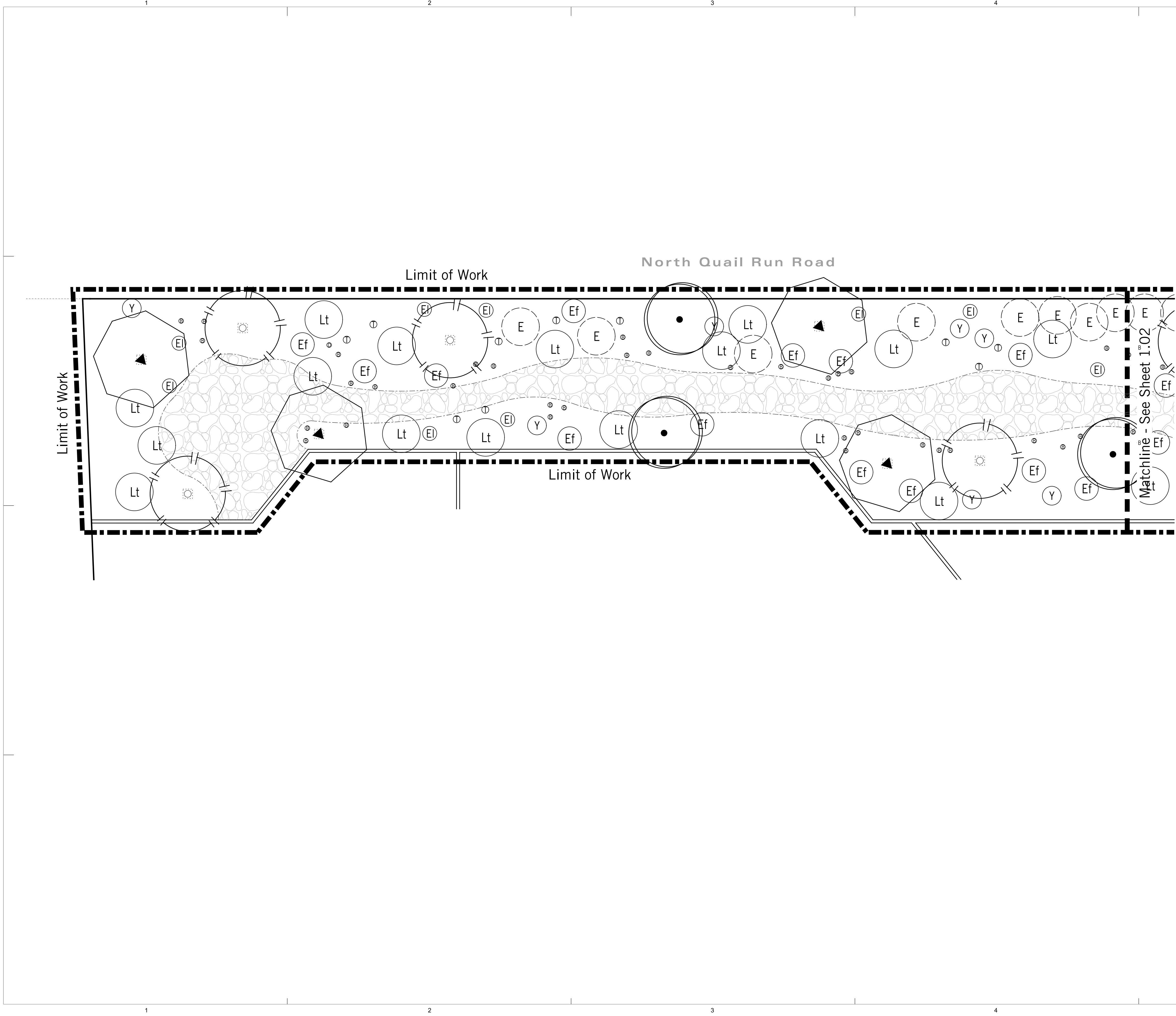
Landscape
Planting
Legend &
Notes

A

Sheet No.

LP-0.01

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Plant Legend

Existing Trees

Symbol	Botanical name
	Larrea tridentata
	Carnegie gigantea

Trees

Symbol	Botanical name
	Olneya tesota
	Parkinsonia floridum ++
	Chilopsis linearis

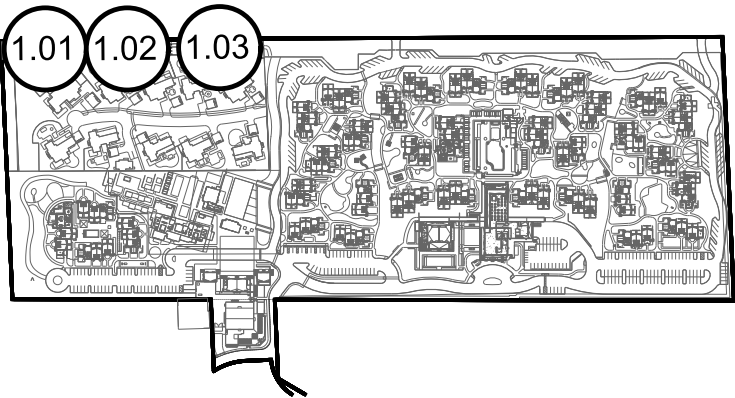
Shrubs

Symbol	Botanical name
	Baccharis sarothroides
	Encelia farinosa
	Ericameria laricifolia
	Larrea tridentata
	Ambrosia salsola

Cactus and Succulents

Symbol	Botanical name
	Opuntia basilaris ++

Key Map



burton

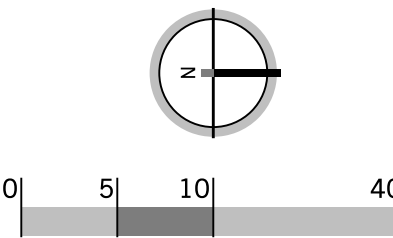
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	11/29/22	-



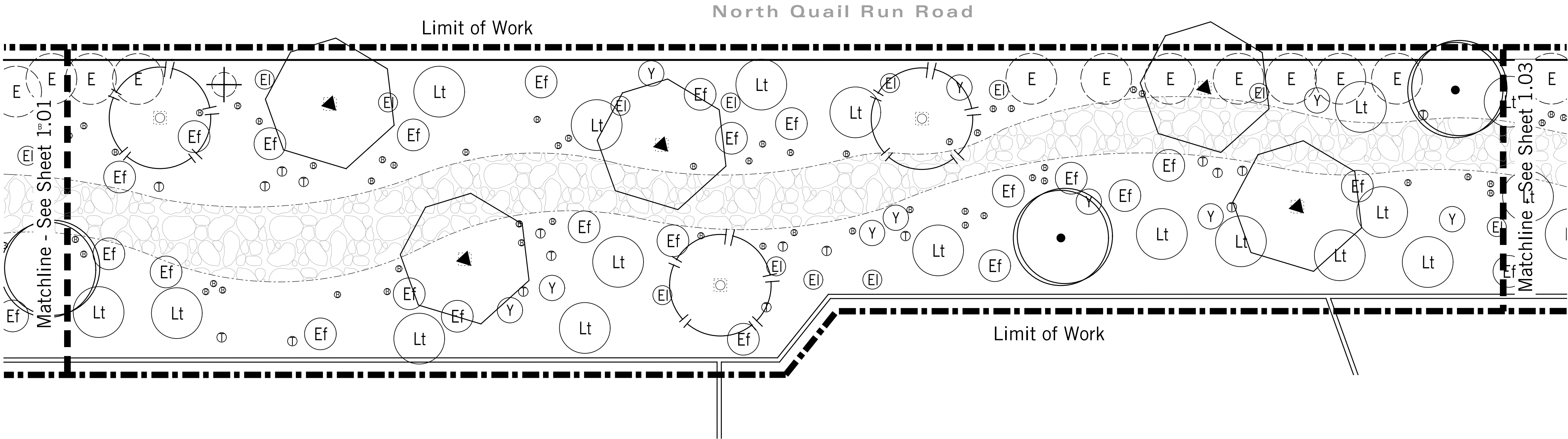
Sheet Title

Landscape
Planting Plan

Sheet No.

LP-1.01

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Plant Legend

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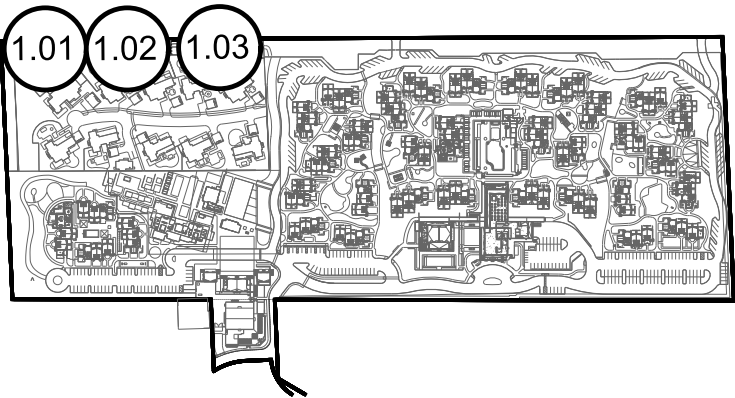
Shrubs

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	Ericameria laricifolia
	Larrea tridentata
	Ambrosia salsola

Cactus and Succulents

Symbol	Botanical name
	Opuntia basilaris ++

Key Map



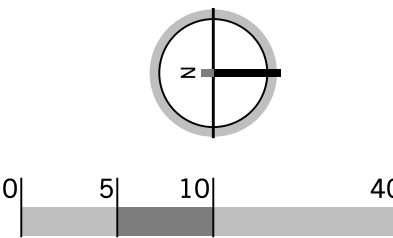
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6160 NORTH SCOTTSDALE RD
PARADISE VALLEY AZ 85253

PROJECT NO.		22015
REV. NO.	DATE ISSUED	REASON
	11/29/22	-



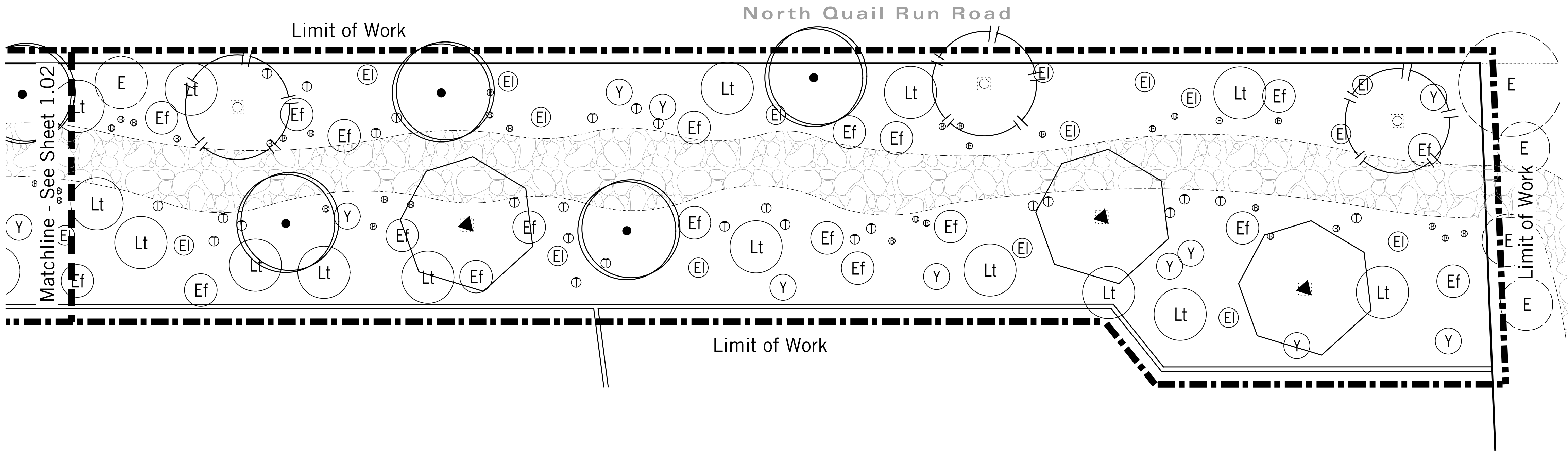
Sheet Title

Landscape
Planting Plan

Sheet No.

LP-1.02

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS IN THE LANDSCAPE ARCHITECT'S USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.



Plant Legend

Existing Trees

Symbol	Botanical name
	Larrea tridentata
	Carnegie gigantea

Trees

Symbol	Botanical name
	Olneya tesota
	Parkinsonia floridum ++
	Chilopsis linearis

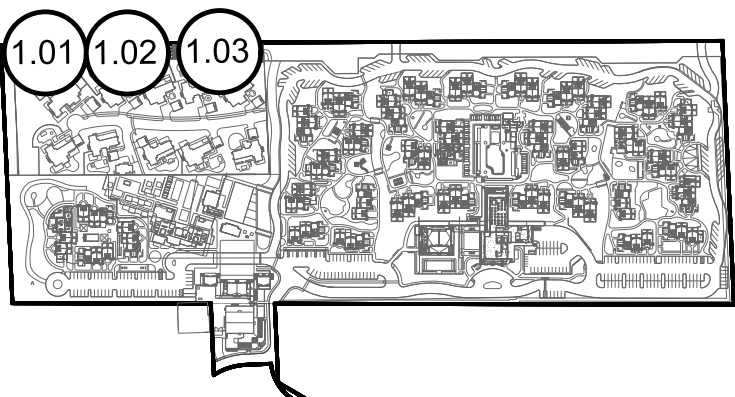
Shrubs

Symbol	Botanical name
	Baccharis sarothroides
	Encelia farinosa
	Ericameria laricifolia
	Larrea tridentata
	Ambrosia salsola

Cactus and Succulents

Symbol	Botanical name
	Opuntia basilaris ++

Key Map



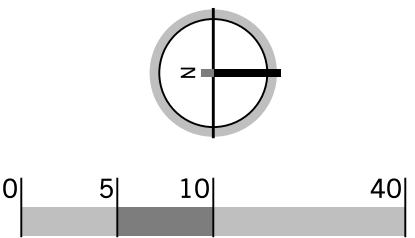
burton

Landscape Architecture Studio
307 S Cedros Solana Beach Ca 92075
858 794 7204 T 858 794 7207 F
www.burton-studio.com



ANDAZ RESORT
N. QUAIL RUN RD.
PERIMETER
IMPROVEMENTS
6160 NORTH SCOTTSDALE RD
PARADISE VALLEY AZ 85253

PROJECT NO.		22015
REV. NO.	DATE ISSUED	REASON
	11/29/22	-



Sheet Title

Landscape
Planting Plan

Sheet No.

LP-1.03

Plant Palette - Andaz Resort

Trees

Botanical name	Common Name
Chilopsis linearis 'AZT Desert Amethyst'	Desert Willow
Citrus species 'Improved Meyer Lemon'	Improved Meyer Lemon
Lysiloma watsonii	Desert Fern
Olea europaea 'Swan Hill'	Olive
Olneya tesota	Desert Ironwood
Parkinsonia x 'Desert Museum'	No Common Name
Prosopis glandulosa	Honey Mesquite
Thevetia species	Thevetia

Vines and Espaliers

Botanical name	Common Name
Bougainvillea species	No Common Name
Gelsemium sempervirens	Carolina Jessamine
Macfadyena unguis-cati	Cat's Claw

Cactus and Succulents

Botanical name	Common Name
Agave americana	Century Plant
Agave 'Blue Glow'	Blue Glow Agave
Agave desmettiana 'Variegata'	Variegated Smooth Agave
Aloe vera	Medicinal Aloe
Carnegiea gigantea	Saguaro
Cereus species	No Common Name
Dasyliirion wheeleri	Desert Spoon
Echinocactus grusonii	Golden Barrel Cactus
Euphorbia rigida	Yellow Spurge
Fouquieria splendens	Ocotillo
Hesperaloe parviforia	Red Yucca
Opuntia ficus-indica	Prickly Pear
Opuntia santa-rita	Purple Prickly Pear
Pedilanthus macrocarpus	Slipper Plant
Portulacaria afra	Elephant's Food

Groundcover

Botanical name	Common Name
Dalea capitata 'Sierra Gold'	Sierra Gold Dalea
Dalea greggii	Trailing Indigo Bush
Lantana camara 'Radiation'	Radiation Bush Lantana
Lantana montevidensis	Trailing Lantana
Lantana x 'New Gold'	New Gold Lantana
Sphagneticola trilobata	Creeping Daisy

Shrubs

Botanical name	Common Name
Baccharis salicifolia (male)	Mulefat
Baileya multiradiata	Desert Marigold
Bougainvillea 'Barbara Karst'	Barbara Karst Bougainvillea
Bougainvillea 'La Jolla'	La Jolla Bougainvillea
Caesalpinia pulcherrima	Red Bird of Paradise
Carissa macrocarpa 'Green Carpet'	Natal Plum
Citrus 'Sour Orange'	Sour Orange
Dalea frutescens 'Sierra Negra'	Black Dalea
Dyssodia acerosa	Shrubby Dogweed
Encelia farinosa	Brittlebush
Eremophila maculata 'Valentine'	Spotted Emu Bush
Ficus microcarpa nitida	Indian Laurel Fig
Justicia spicigera	Mexican Honeysuckle
Lantana x 'Dallas Red'	Dallas Red Lantana
Larrea tridentata	Creosote Bush
Leucophyllum frutescens 'Green Cloud'	Texas Ranger
Muhlenbergia capillaris 'Regal Mist'	Pink Mulhy
Myrtus communis	Myrtle
Nerium oleander	Oleander
Penstemon eatonii	Firecracker Penstemon
Penstemon parryi	Parry's Penstemon
Rosmarinus officinalis	Rosemary
Ruellia brittoniana 'Katie'	Dwarf Katie Ruellia
Salvia greggii	Autumn Sage
Senna artemisioides	Feathery Cassia
Tecoma capensis	Cape Honeysuckle
Tecoma x 'Crimson Flare'	Crimson Flare Esperanza
Tetrameuris acaulis	Angelita Daisy
Thevetia nerifolia	Yellow Oleander

Plant Palette - Quail Run Sonoran Desert Legend

(Plant Palette for Quail Run to match species from the original installation)

Trees

Botanical name	Common Name
Olneya tesota	Ironwood
Parkinsonia floridum ++	Blue Palo Verde
Prosopis glandulosa	Honey Mesquite

Notes:

Planting will be irrigated using high efficiency in-line drip where appropriate. Turf areas will use matched precipitation spray heads or rotors. The system will be centrally controlled with weather-based smart controllers with rain and flow sensing.

Additional Note:

See Conceptual Site Plan for Preliminary Landscape Layout

Cactus and Succulents

Botanical name	Common Name
Hesperoyucca whipplei	Foothill Yucca
Optunia ficus-indica	Prickly Pear

Shrubs

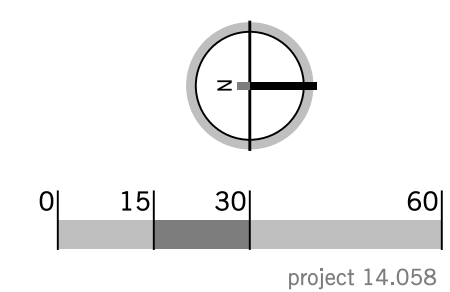
Botanical name	Common Name
Baileya multiradiata	Desert Marigold
Dyssodia acerosa	Shrubby Dogweed
Encelia farinosa	Brittlebush
Ericameria laricifolia	Turpentine Bush
Larrea tridentata	Creosote Bush
Tetrameuris acaulis	Angelita Daisy



ANdAZ | Resort Expansion

Conceptual Illustrative Plan

25 October 2022



burton
Landscape Architecture Studio

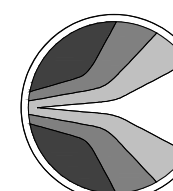






1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
PH: 480.892.3313
www.hubbardingengineering.com

HUBBARD
ENGINEERING



CONCEPTUAL GRD/DRN PLAN
ANDAZ QUAIL RUN PARCEL
A PORTION OF SOUTHEAST CORNER OF SECTION 10
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

Date
12/01/2022

Project Eng.
BRS

Project No.
22121

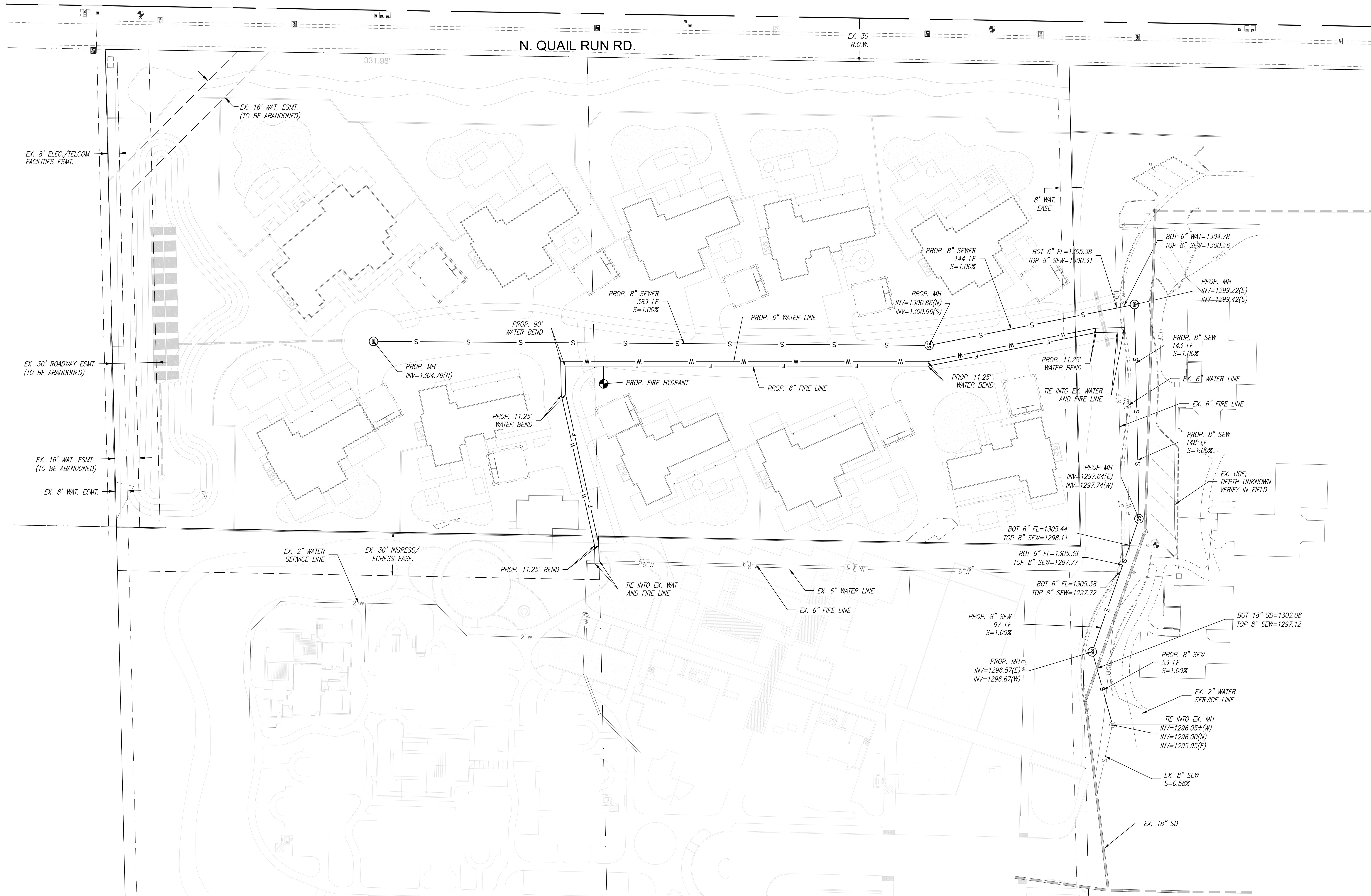
Project Mgr.
BRS

CONCEPT FOR
PROLIMINARY
OR RECORDING
AND AT RISK

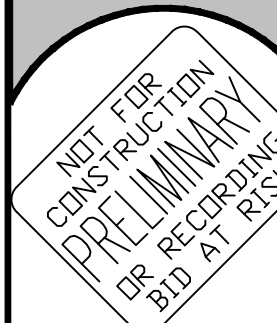


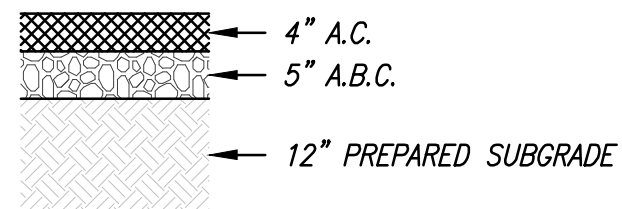
Call before you dig.
1.800.STAKE.IT
602.263.1100

SHT: 01 OF 02
C301

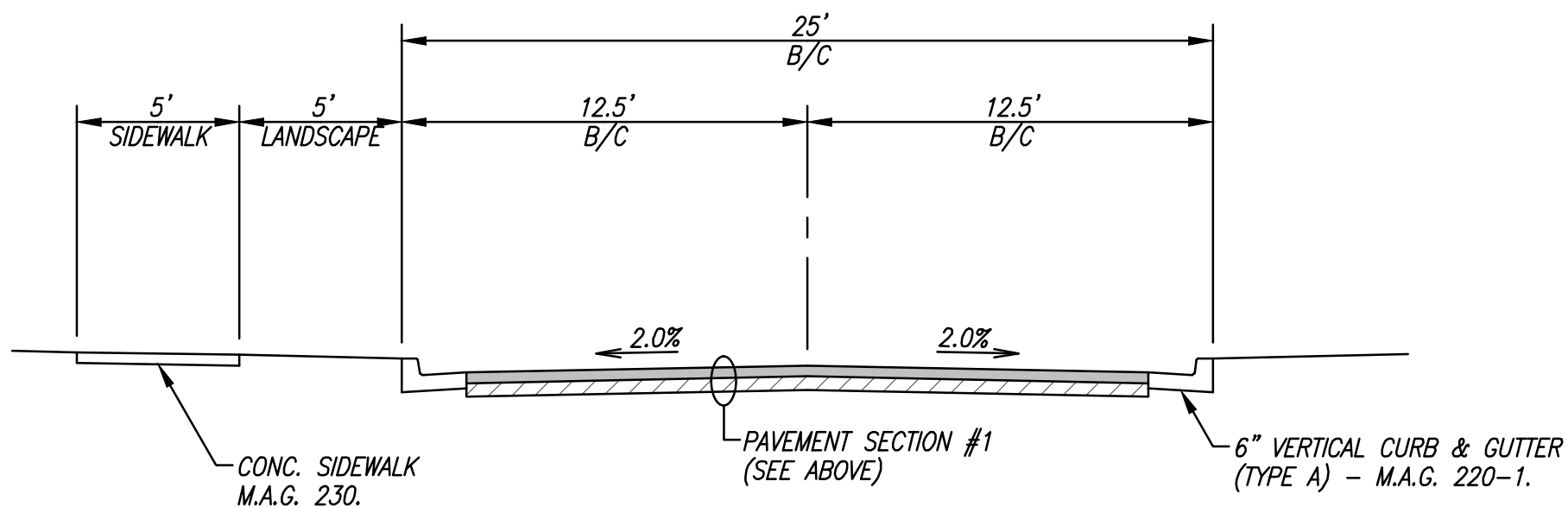


Date	12/01/2022
Project No.	22121
Project Mgr.	BRS
Project Eng.	BRS





PAVEMENT SECTION #1
NO SCALE



TYPICAL STREET SECTION

(LOOKING NORTH)
SCALE: 1" = 5'

ANDAZ RESORT EXPANSION
PARADISE VALLEY, AZ
OCT. 25, 2022

LEGAL DESCRIPTION PER TITLE COMMITMENT NO. 22000864-040-DO

PARCEL NO. 1:

THE WEST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST 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.

PARCEL NO. 2:

THE WEST HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST 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.

SCHEDULE "B" ITEMS PER TITLE COMMITMENT NO. 22000864-040-DO

- PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2022.
 - RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
 - WATER RIGHTS, CLAIMS OR TITLE TO WATER WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: FOR UNDERGROUND WATER PIPELINES AND INCIDENTAL PURPOSES
RECORDING NO: BOOK 70, PAGE 205 OF MISCELLANEOUS
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: FOR ROADWAY AND INCIDENTAL PURPOSES
RECORDING NO: BOOK 523, PAGE 367 OF DEEDS
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: FOR WATER PIPELINE AND INCIDENTAL PURPOSES
RECORDING NO: DOCKET 1828, PAGE 521
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES
RECORDING NO: DOCKET 5672, PAGE 224
AND RECORDED AS DOCKET 6108, PAGE 212
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES
RECORDING NO: DOCKET 7135, PAGE 293
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: FOR ELECTRICAL, TELECOMMUNICATION FACILITIES AND INCIDENTAL PURPOSES
RECORDING DATE: SEPTEMBER 30, 2005
RECORDING NO: 2005-1453826 OF OFFICIAL RECORDS
 - AFFECTS: PARCEL NO. 1
MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
- ENTITLED: ORDINANCE NUMBER 673 (AN ORDINANCE OF THE TOWN OF PARADISE VALLEY, ARIZONA, REZONING FROM SUP(REPORT)TO SUP (REPORT #12-8) AND AMENDING AN EXISTING SPECIAL USE PERMIT FOR COTTONWOODS RESORT AN APPROXIMATE 22.5 ACRE PROPERTY LOCATED AT 6160 NORTH SCOTTSDALE ROAD)
DATED: MAY 22, 2014
EXECUTED BY: THE TOWN OF PARADISE VALLEY PLANNING COMMISSIONS
RECORDING DATE: MAY 29, 2014
RECORDING NO: 2014-347407 OF OFFICIAL RECORDS
- REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHWEST GAS CORPORATION, A CALIFORNIA CORPORATION
PURPOSE: THE INSTALLATION AND MAINTENANCE OF A NATURAL GAS PIPELINE OR PIPELINES AND APPURTENANCES
RECORDING DATE: FEBRUARY 11, 2016
RECORDING NO: 2016-88717 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND.
- ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
- MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
○ = INDICATES SCHEDULE B ITEM SHOWN ON THIS SHEET.
○ = INDICATES SCHEDULE B ITEM "NOT PLOTTABLE" - BUT AFFECTS THE PROPERTY
△ = INDICATES SCHEDULE B ITEM THAT DOES NOT AFFECT THE PROPERTY

FLOOD ZONE CERTIFICATION

BASED ON FLOOD INSURANCE RATE MAP NO. 04013C1770M, PANEL 1770 OF 4425, DATED SEPTEMBER 18, 2020, THE PROPERTY LIES IN ZONE "X". ZONE "X" IS DESCRIBED AS 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

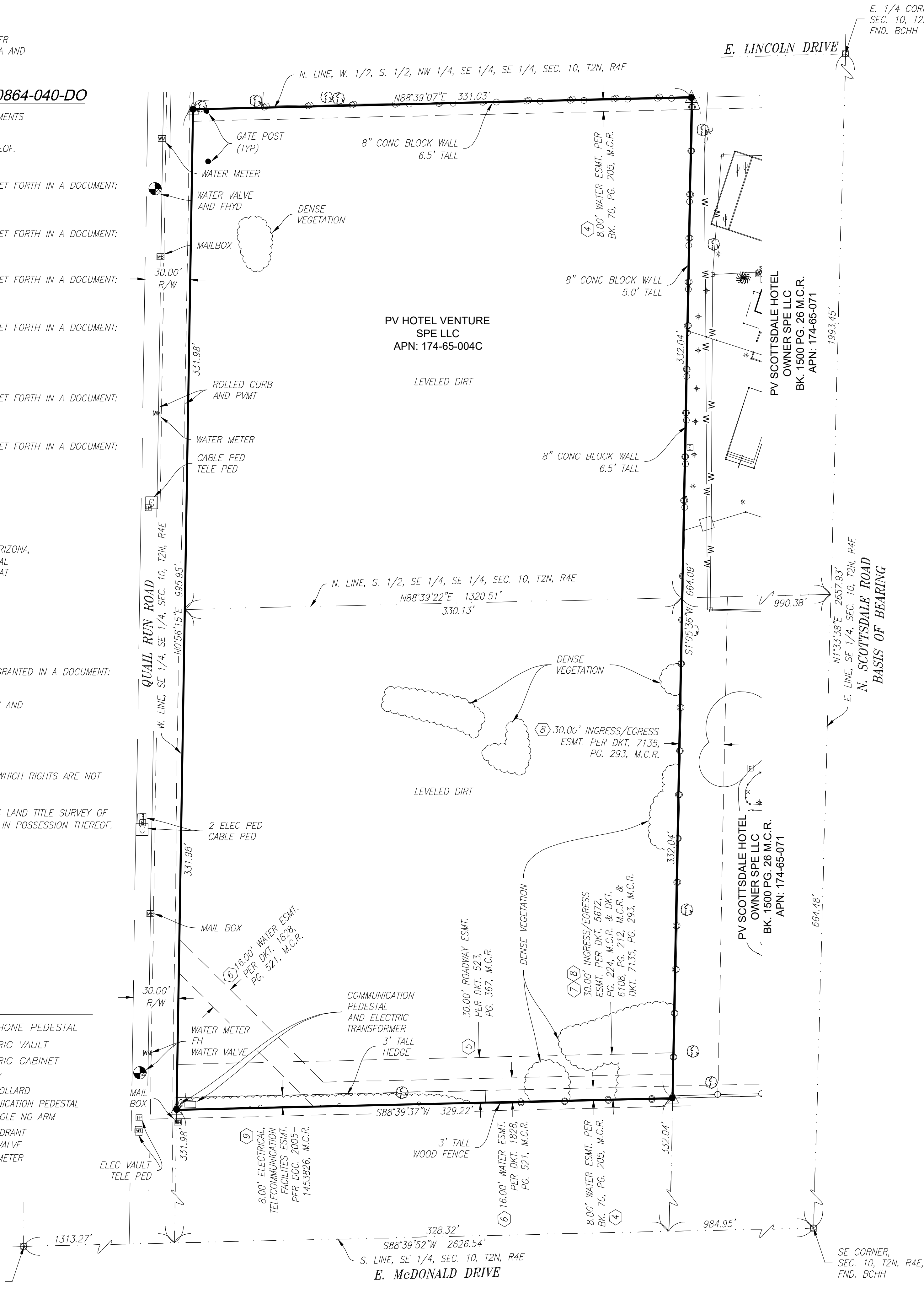
LEGEND

— = SECTION LINE
— = PROPERTY LINE
--- = EXISTING EASEMENTS AS NOTED
— = CONCRETE BLOCKWALL
— W = WATER LINE
BCHH = BRASS CAP IN HANDHOLE
FND = FOUND
M.C.R. = MARICOPA COUNTY RECORDER
BK. PG. = BOOK PAGE
DKT. = DOCKET
R/W = RIGHT-OF-WAY
○ = BRASS CAP HANDHOLE
○ = FOUND MONUMENT AS NOTED
● = SET REBAR W/CAP LS 41282
● = TREE
● = TREE
● = CACTUS

TP = TELEPHONE PEDESTAL
VLT = ELECTRIC VAULT
E = ELECTRIC CABINET
MB = MAILBOX
● = POST/BOLLARD
□ = COMMUNICATION PEDESTAL
* = LIGHT POLE NO ARM
● = FIRE HYDRANT
● = WATER VALVE
WM = WATER METER

ALTA / ACSM LAND TITLE SURVEY

PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER

PV HOTEL VENTURE SPE LLC
2929 ARCH ST.
PHILADELPHIA, PA. 19104

SURVEYOR

HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD. SUITE #12000
MESA, AZ 85210
PHONE: (480) 892-3313
FAX: (480) 892-7051
CONTACT: ADRIAN BURCHAM, PLS

REFERENCE DOCUMENTS

BK. 1500 PG. 26 M.C.R. "ANDAZ SCOTTSDALE LOT COMBINATION"

PARCEL ACREAGE

219,027 SQ. FT. OR 5.0282 AC. +/-

PARCEL ADDRESS

6041 N. QUAIL RUN RD.
PARADISE VALLEY, AZ. 85253

PARKING STALLS

NO PARKING SITE IS VACANT LAND

ZONING

R-43 PER MARICOPA COUNTY ASSESSOR SITE
ZONING REPORT NOT PROVIDED.

BASIS OF BEARING

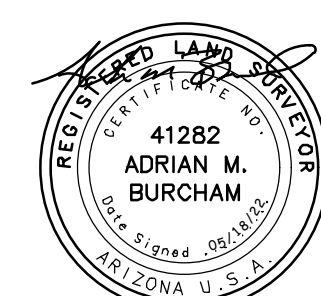
THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST, BEING N01°33'38"E AS SHOWN HEREON.

SURVEYOR'S NOTES

- THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY NCS, COMMITMENT NO. 22000864-040-DO, EFFECTIVE DATE APRIL 19, 2022.
- IF A DISCREPANCY IS DISCOVERED IN THE TOPOGRAPHY OF THIS MAP, THE SURVEYOR MUST BE CONTACTED TO RESOLVE ANY ISSUES PRIOR TO ANY DESIGN OR CONSTRUCTION.
- THE LOCATION OF UNDERGROUND UTILITIES AS DEPICTED HEREON IS BASED ON RECOVERABLE FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES DURING THE PROGRESS OF OR FOR THE PURPOSE OF THIS SURVEY.
- THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESSED, OR IMPLIED. THE WORD "ENCROACHMENT" IS ALSO AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESSED, OR IMPLIED. THE SURVEYOR DOES NOT HAVE PROPER AUTHORITY TO DETERMINE WHETHER OR NOT AN OBJECT IS OR IS NOT AN ENCROACHMENT AND CAN ONLY ATTEST TO THE LOCATION OF SAID OBJECT.
- UNLESS SHOWN AND LABELED ON SHEET 1, THIS SURVEYOR'S ANALYSIS HAS NOT IDENTIFIED ANY APPARENT ENCROACHMENTS.
- THIS SURVEY DEPICTS THE SAME PARCEL DESCRIBED IN THE LEGAL DESCRIPTION PROVIDED IN THE ABOVE REFERENCED TITLE REPORT.
- TABLE A ITEM #11. THIS IS AN ABOVE GROUND SURVEY. FIELD LOCATED VISIBLE SURFACE FEATURES OF EXISTING UTILITIES ARE SHOWN. UNDERGROUND UTILITIES SHOWN PER PROVIDED MAPS.
- TABLE A ITEM #15. THE TOPOGRAPHIC INFORMATION WAS COLLECTED UTILIZING GROUND SURVEY AND WAS NOT SUPPLEMENTED BY AERIAL MAPPING.
- TABLE A ITEM #16. THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS
- TABLE A ITEM #17. NO FUTURE/PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES WERE FOUND DURING THE RESEARCH OF THIS SURVEY. THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- TABLE "A" ITEM #19: HUBBARD CARRIES A \$2,000,000 PROFESSIONAL LIABILITY INSURANCE POLICY THROUGH LANDMARK AMERICAN INSURANCE COMPANY, POLICY# LHR84446. EXPIRES 10/21/22

SURVEYOR'S CERTIFICATION

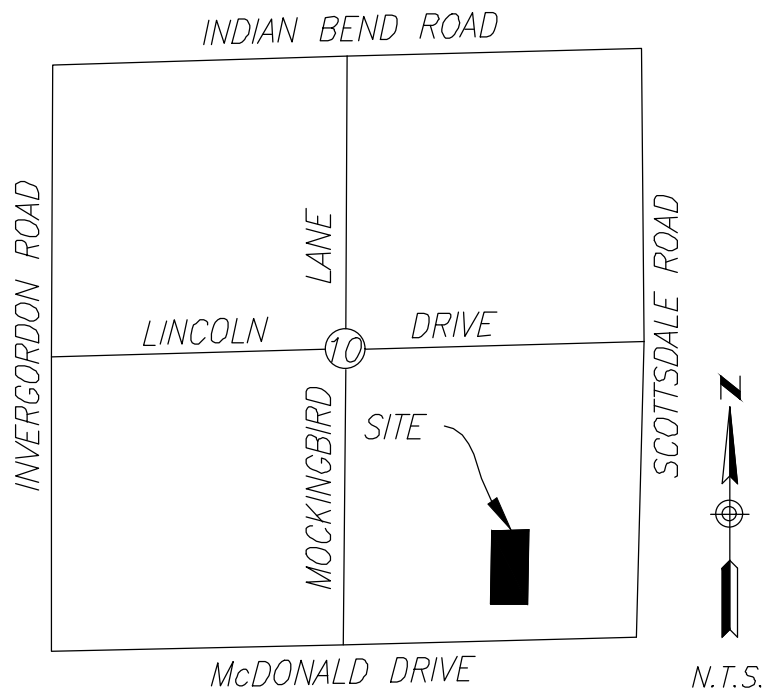
THE UNDERSIGNED HEREBY CERTIFIES TO PV HOTEL VENTURE SPE, LLC, A DELAWARE LIMITED LIABILITY COMPANY; AND COMMONWEALTH LAND TITLE INSURANCE COMPANY NCS, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B) 7(A) (B1) (C), 8, 9, 11(a) 13, 14, 15, 16, 17, 18, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 04/29/22.



SIGNATURE
ADRIAN M. BURCHAM

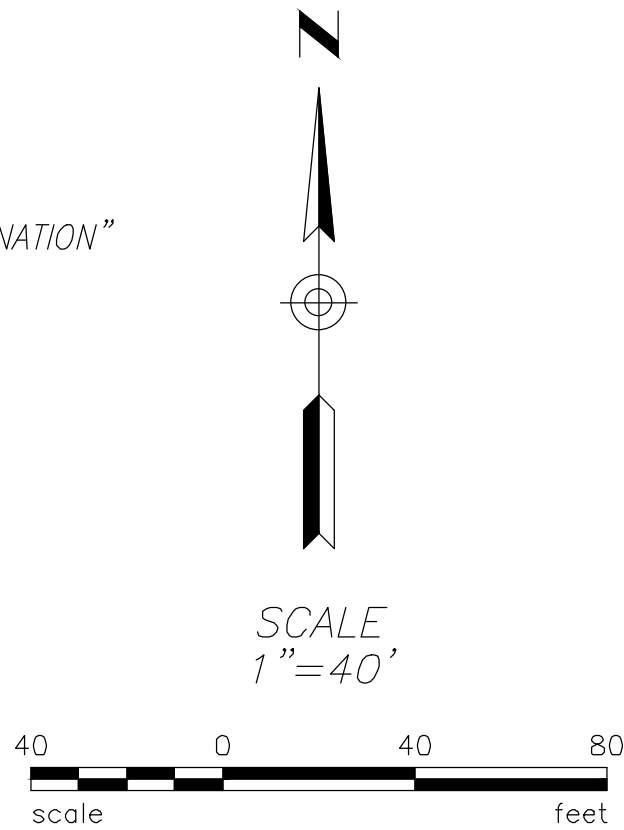
PRINTED NAME
REGISTRATION/LICENSE NO. 41282

DATE: 05/18/22



VICINITY MAP

T2N, R4E, SEC 10



1201 S. Alma School Rd.
Mesa, AZ 85210
Ph: 480.892.3313

HUBBARD
ENGINEERING
www.hubbardengineering.com

ANDAZ SCOTTSDALE RESORT ADJACENT
PROPERTY-ALTA/ACSM LAND TITLE SURVEY
Town of Paradise Valley,
Maricopa County, Arizona

Date
05/18/2022

Project No.
22121

Project Manager
ADRIAN BURCHAM

Project Eng.
ADRIAN BURCHAM

Shet: 1 of 1

A N *d* A Z

SIGN PACKAGE
PREPARED BY:



1205 N. Miller Road
Tempe, AZ 85281
480.966.6565 / 480.966.5668 (f)
signs@airparksigns.com

ELECTRICAL ROOM
REPRESENTATIVE ROOM
G114

STUDIO UTILITY
REPRESENTATIVE ROOM
B103

STUDIO KITCHEN
REPRESENTATIVE ROOM
B106

MECHANICAL ROOM
REPRESENTATIVE ROOM
QTY: 4 C100 / C105 / C110 / C112

DRY STORAGE
REPRESENTATIVE ROOM
F100

TURQUOISE KITCHEN
REPRESENTATIVE ROOM
QTY: 2 F106C / F106A
scale: 3" = 1'-0"

ENGINEERING SHOP
REPRESENTATIVE ROOM
G001A

AUDIO VISUAL
REPRESENTATIVE ROOM
G114

LOOM KITCHEN
REPRESENTATIVE ROOM
C108

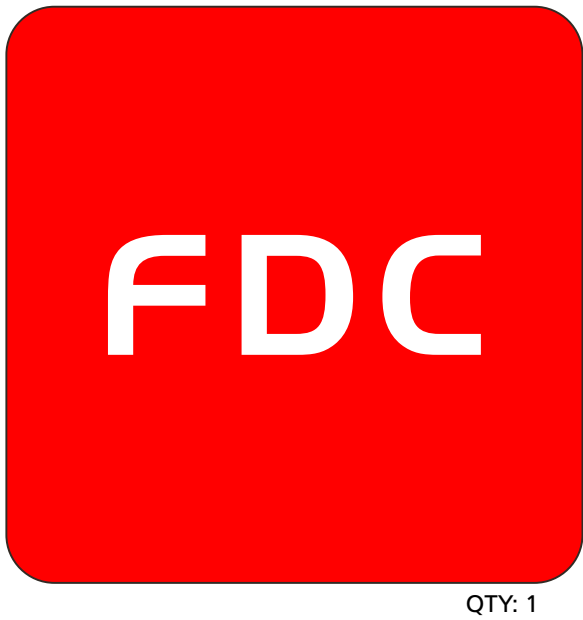
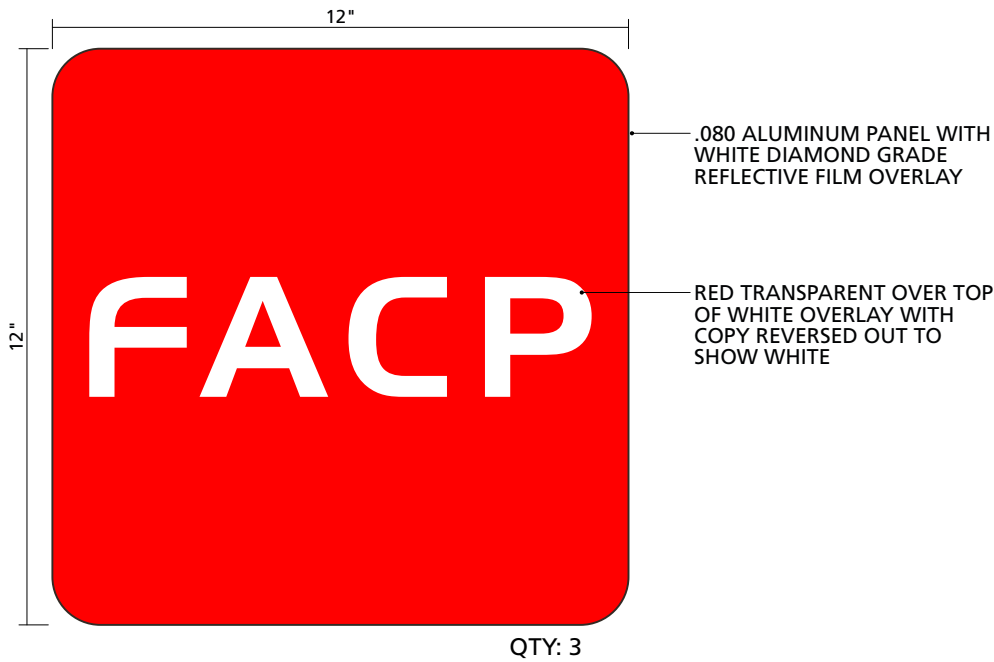
ANDAZ STAFF
REPRESENTATIVE ROOM
G004B AT BASE OF STAIR

SHIPPING & RECEIVING
REPRESENTATIVE ROOM
A110
scale: 3" = 1'-0"

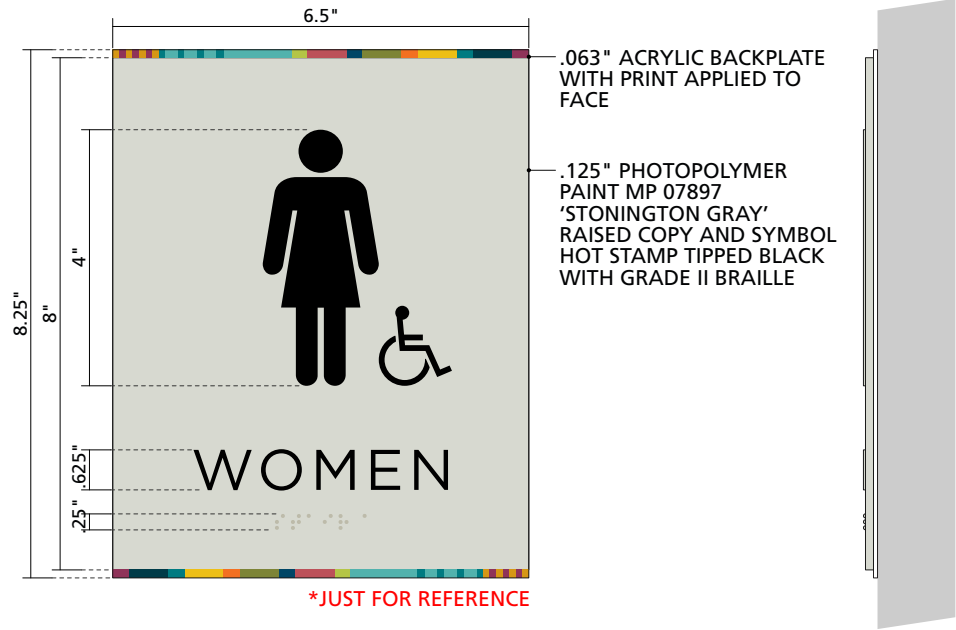
MECHANICAL EQUIPMENT ROOM
REPRESENTATIVE ROOM
F103

HOUSEKEEPING
REPRESENTATIVE ROOM
QTY: 5

ICE/WATER
REPRESENTATIVE ROOM
QTY: 5



CODE SIGNAGE
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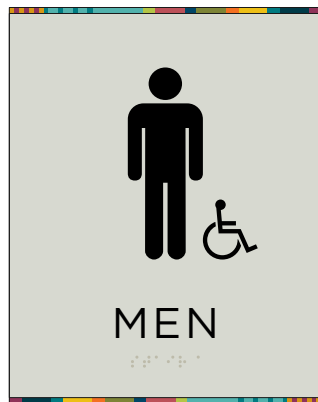


FOH RESTROOM ID

scale: 4" = 1'-0"



D102



D103



D105

scale: 3" = 1'-0"



BOH RESTROOM / STAIR ID

scale: 4" = 1'-0"



G048



QTY: 4 G020 / G014 / A123 / A120

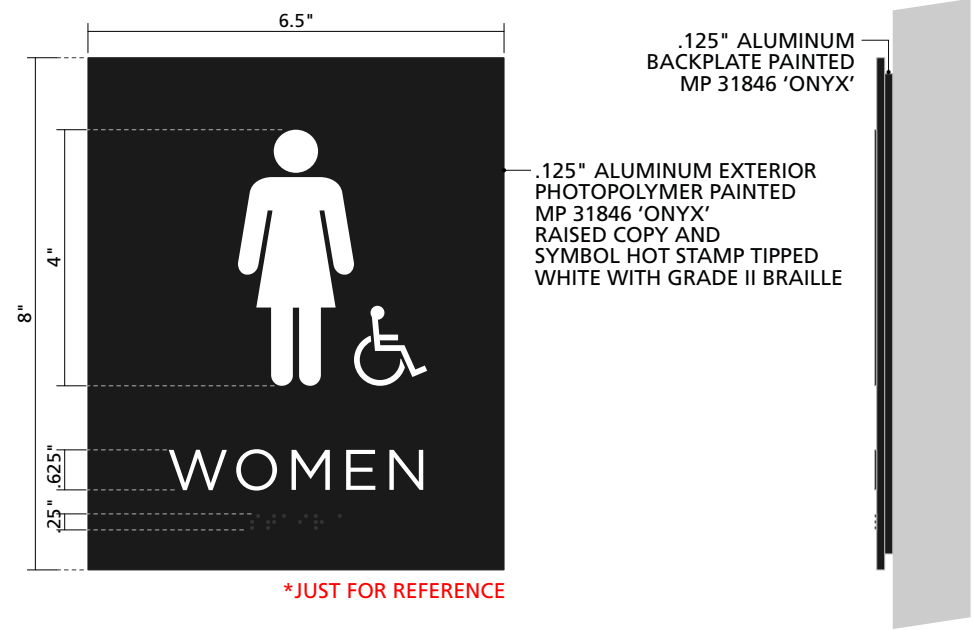


A006



A005

scale: 3" = 1'-0"



EXTERIOR RESTROOM

scale: 4" = 1'-0"



QTY: 4 B105 / F102 / C103 / G109

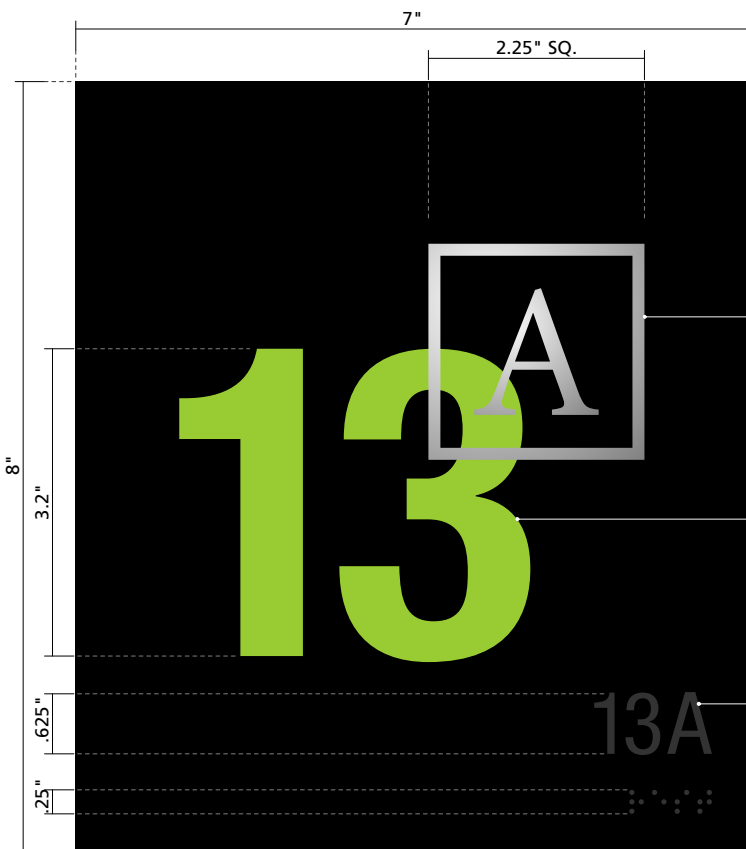


QTY: 4 B102 / F101 / C102 / G110



G111

scale: 3" = 1'-0"



.125" ALUMINUM
PAINTED BLACK
*STUD MOUNTED BELOW
SCONCE. BRAILLE TO BE
BETWEEN 48" & 60" AFF

.25" FCO ACRYLIC
PAINTED BRUSHED
ALUMINUM

STENCIL PAINTED
NUMBER TO MATCH
ESTABLISHED BUILDING
COLOR

.032" RAISED DIRECT
PRINTED BLACK
NUMBER AND GRADE
II BRAILLE

SUITE NUMBER

scale: 6" = 1'-0"



.125" ALUMINUM
PAINTED BLACK
*STUD MOUNTED TO
WALL. BRAILLE TO BE
BETWEEN 48" & 60" AFF

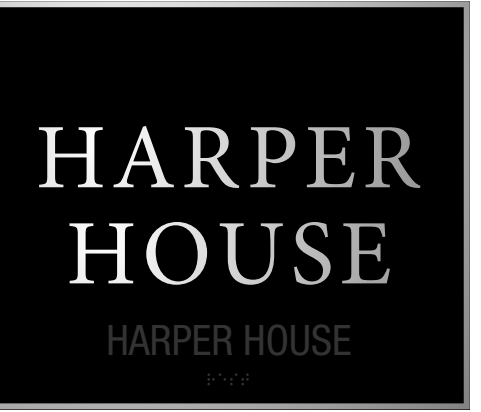
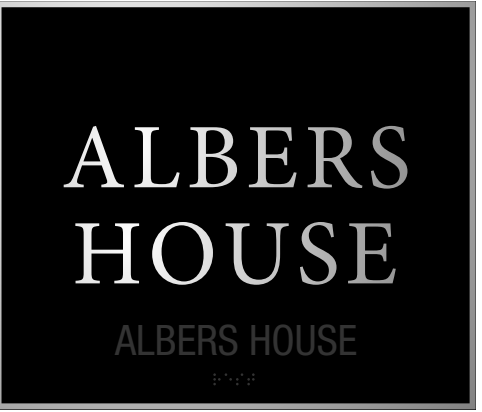
.25" FCO ACRYLIC
PAINTED BRUSHED
ALUMINUM

.25" FCO ACRYLIC
PAINTED BRUSHED
ALUMINUM

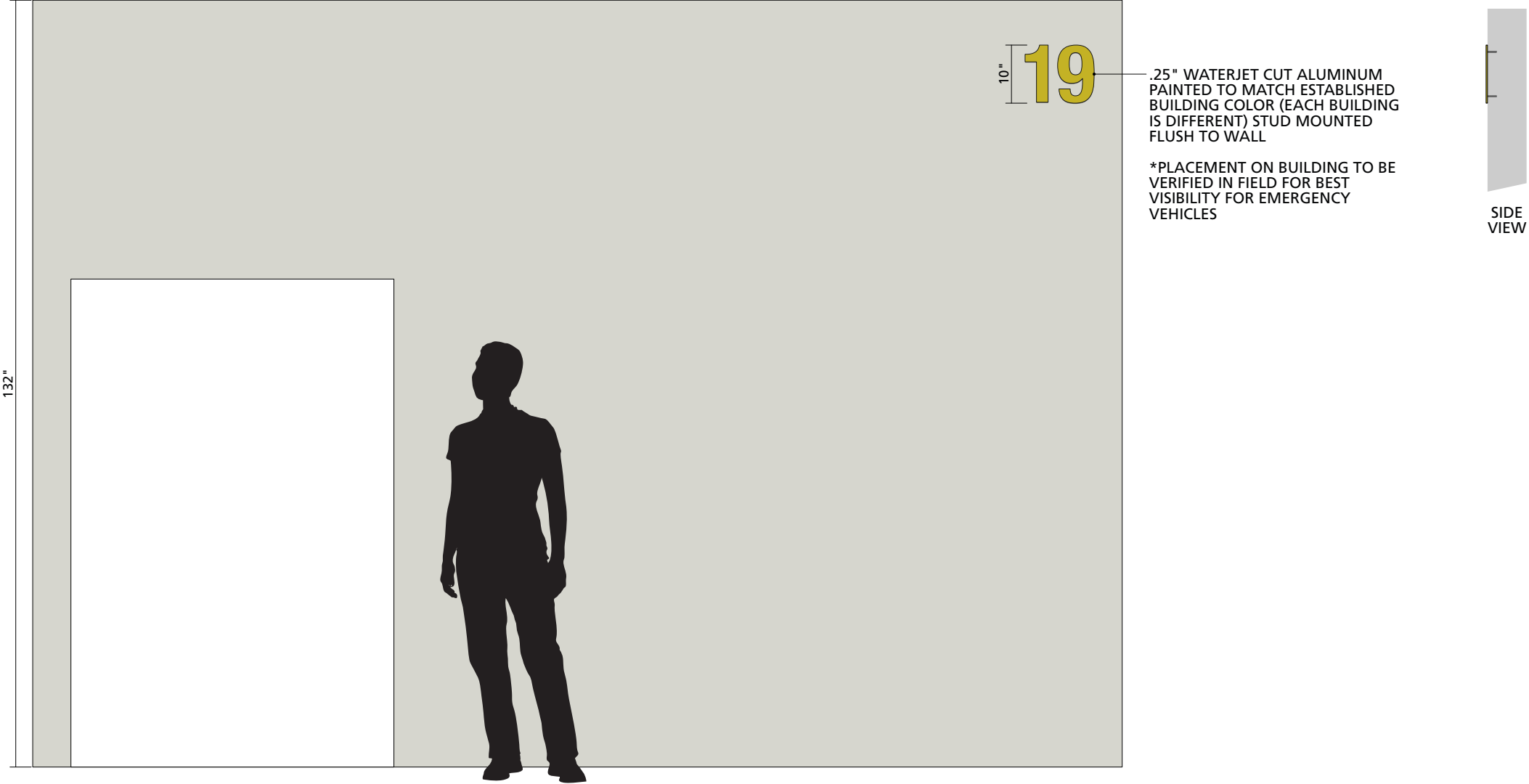
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NUMBER AND GRADE
II BRAILLE

SUITE NAME

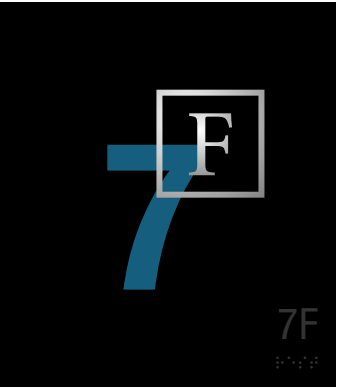
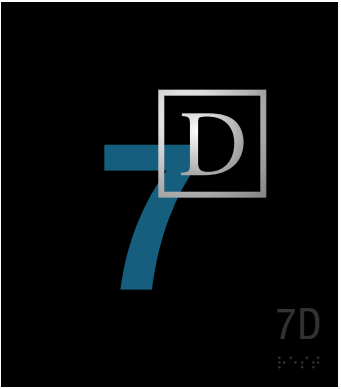
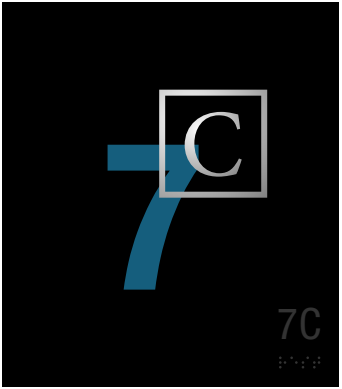
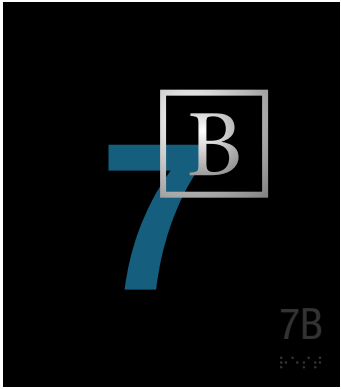
scale: 6" = 1'-0"



scale: 3" = 1'-0"



BUILDING ADDRESSING
scale: .5" = 1'-0"



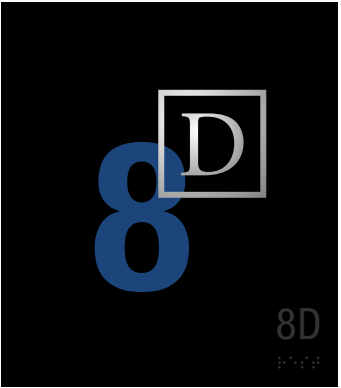
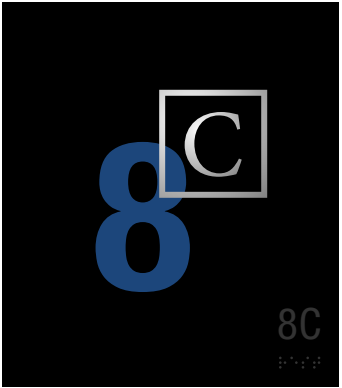
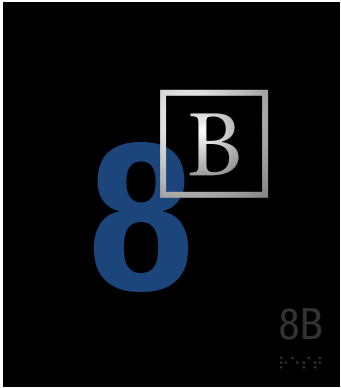
CASITA 7 | MP 00017 MONSERRAT BLUE

scale: 3" = 1'-0"



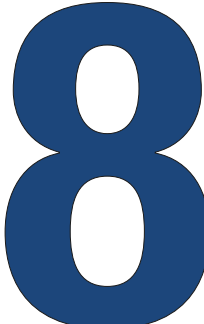
BLDG. # | MP 00017 MONSERRAT BLUE

scale: 2" = 1'-0"



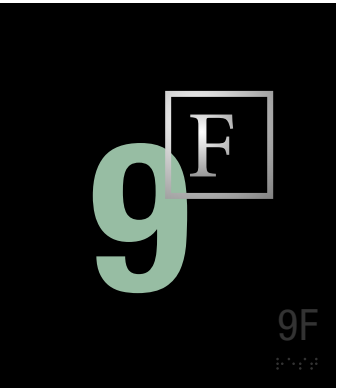
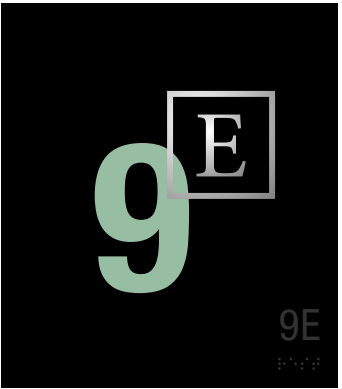
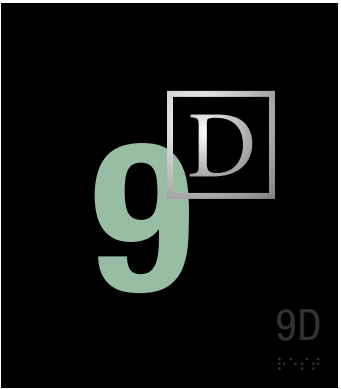
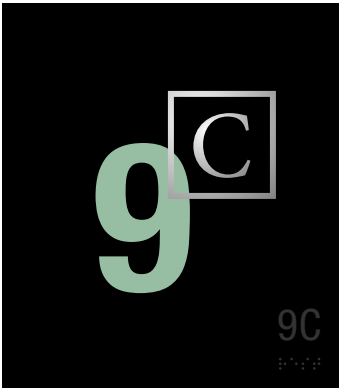
CASITA 8 | MP 09460 BLUE COLLAR

scale: 3" = 1'-0"



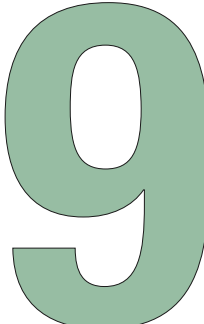
BLDG. # | MP 09460 BLUE COLLAR

scale: 2" = 1'-0"



CASITA 9 | MP 13831 GREENFOAM

scale: 3" = 1'-0"



BUILDING # | MP 13831 GREENFOAM

scale: 2" = 1'-0"



Gretchen Wilde, owner / designer
1205 N. Miller Road
Tempe, AZ 85281
480.966.6565 / 480.966.5668 (f)
signs@airparksigns.com

ANDAZ

7150 East Rose Lane, Paradise Valley, Arizona

NOTES:

Approved By:

Date:

ab

gw

Andaz

06-06-16

Suite Signage 050416

3 / 12
PAGE



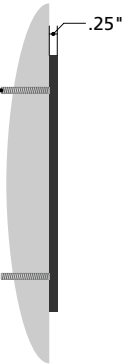
NUMBERS TO ALIGN
WITH BEAM

29"

7150

LOCATION ELEVATION

STUD MOUNTED
FLUSH TO WALL.



.25"

8"

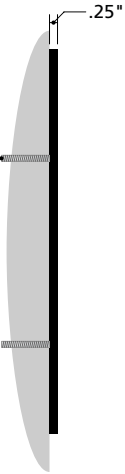
7150

.25" THICK FLAT CUT OUT ALUMINUM ADDRESS NUMBERS.
PAINTED MP 31846 'ONYX' AND STUD MOUNTED FLUSH.

BUILDING MOUNTED ADDRESS NUMBERS

scale: 2" = 1'-0"

STUD MOUNTED
FLUSH TO WALL.



.25"

12"

6114

32.5"

.25" THICK FLAT CUT OUT ALUMINUM ADDRESS NUMBERS.
PAINTED MP 31846 'ONYX' AND STUD MOUNTED FLUSH.

BUILDING MOUNTED ADDRESS NUMBERS

scale: 2" = 1'-0"



Gretchen Wilde, owner / designer
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signs@airparksigns.com

ANDAZ
Scottsdale, Arizona

NOTES: Updated 01/07/16 ab, Revised 08/25/16 -clk, Updated paint color 09/01/16 ab

Approved By:

Date:

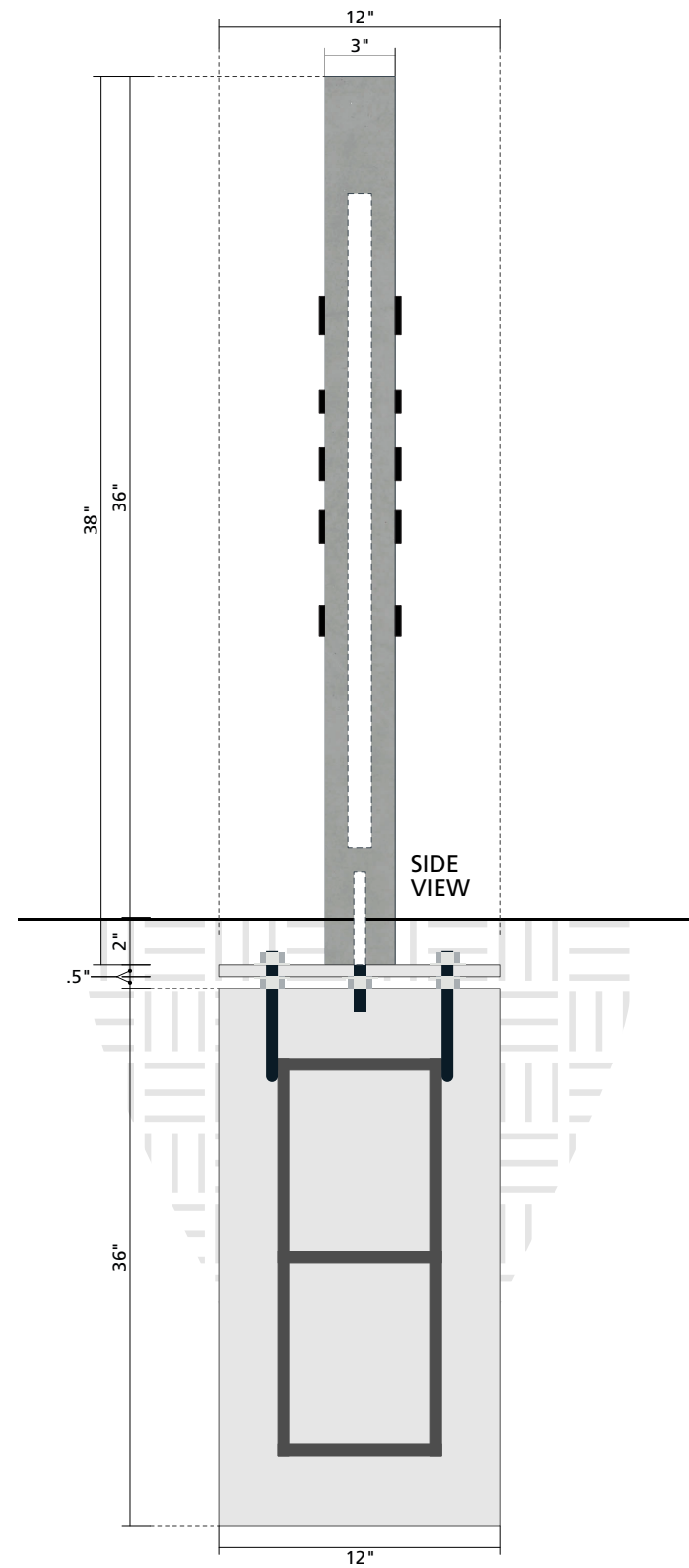
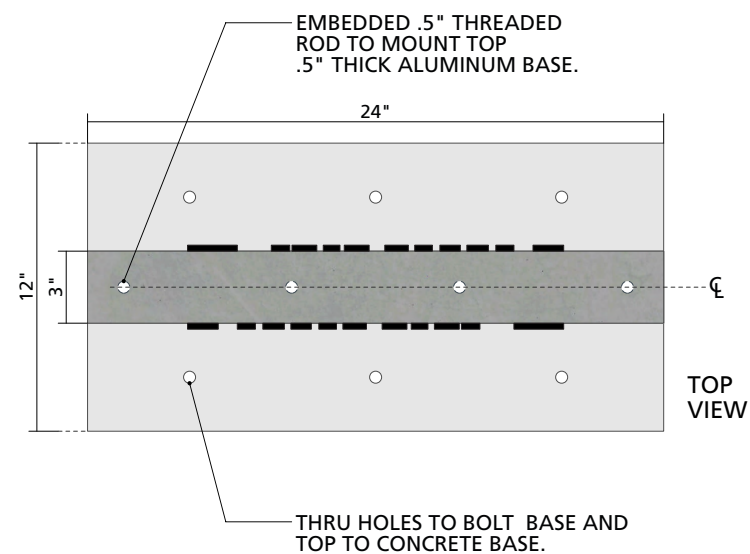
trc
gw

Andaz

09-01-16

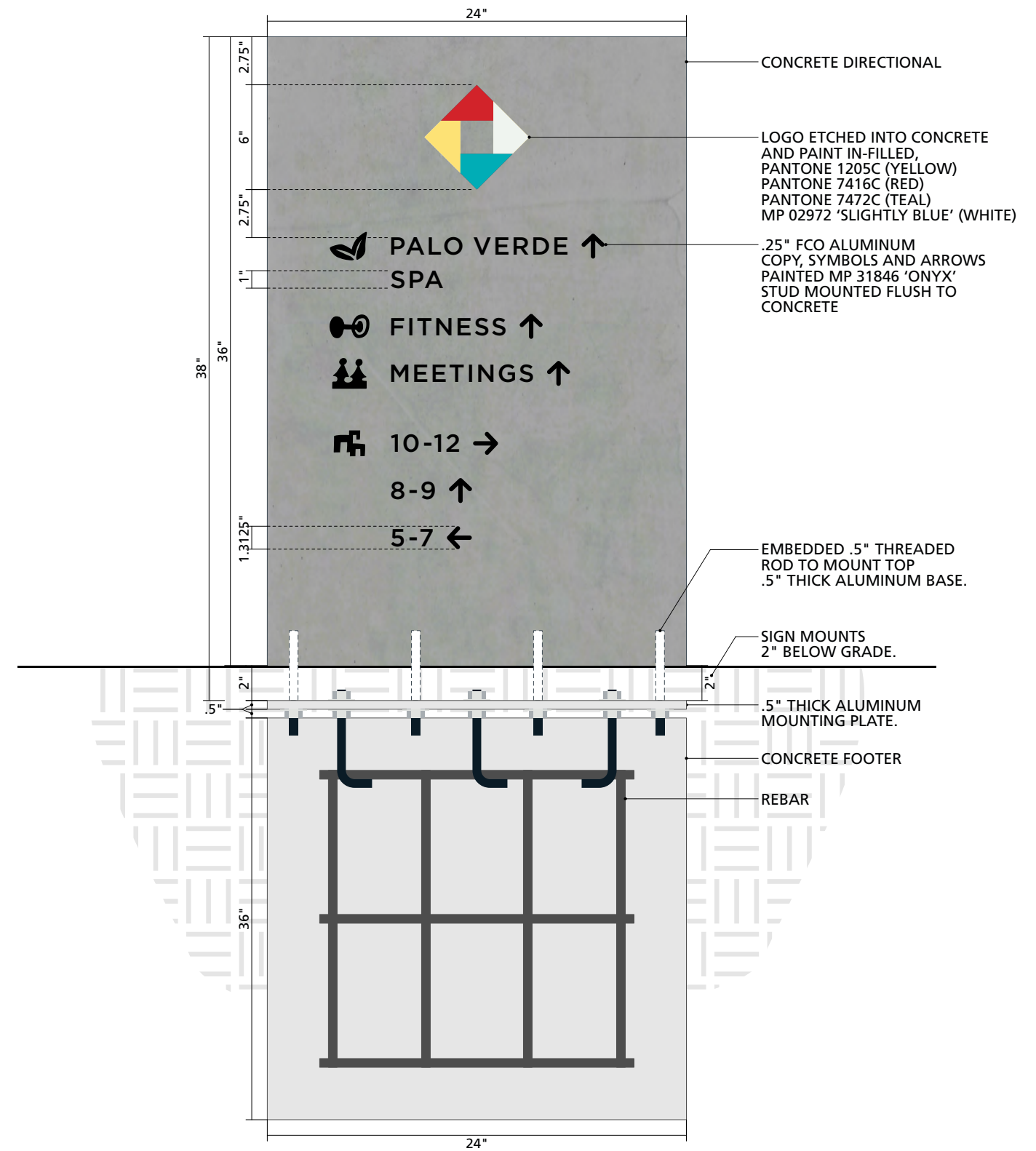
Address Numbers 071416

1 / 1
PAGE



CONCRETE DIRECTIONAL FOOTING

scale: 1.5" = 1'-0"



Gretchen Wilde, owner / designer
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signs@airparksigns.com

A N *d* A Z
Scottsdale, Arizona

Scottsdale, Arizona

NOTES: Updated paint color 09/01/16 ab

Approved By:

Date:

| trc |
| gw |

gw

Andaz |

06-21-16

Pedestrian Monument

PAGE 1



GUEST
HOUSE



WEFT
& WARP



VALET

ANDER
A GUEST
REGISTRATION
VALET
←



20"

37.5"

24"

ANdAZ

POOL RULES

- Warning - NO LIFEGUARD ON DUTY, Swim at your own risk.
- An illustrated diagram of artificial respiration procedures and a telephone is located at the...(location TBD)
- In the event of an emergency dial 5000.
- Persons with sore or inflamed eyes, colds, nasal or ear discharges, boils or other acute or obvious skin or body infections, or cuts shall be excluded from the pool.
- No glass allowed within the pool area.
- No animals allowed except for service animals.
- No drinks, candy, tobacco, popcorn, gum, alcohol, or food of any kind shall be permitted in the pool.
- Keep gate(s) closed - do not prop open.
- Shower and use the toilet before entering the pool.
- If incontinent, wear tight fitting rubber or plastic pants or a swim diaper.
- Hours of pool operation are from 6 a.m. To 11 p.m.
- Pool is for use by Registered Hotel Guests Only.
- Children under the age of 14 should not use pool without an adult in attendance.
- Pool depth is TBD feet.
- No running, horseplay or ball playing allowed.
- Electrical appliances or radios are not permitted in the pool area.
- Do not leave valuables unattended at poolside.
Hotel is not responsible for loss, damage, or theft of such items.
- Maximum pool occupancy is 000
- Observe all safety regulations.

.125" ALUMINUM PANEL PAINTED MP 31846 'ONYX' WITH WHITE SILK SCREEN COPY AND PRINTED VINYL LOGO ON FACE

QTY: 2

20"

4"

24"

CAUTION

SHALLOW

WATER


NO DIVING

.125" ALUMINUM PANEL PAINTED MP 31846 'ONYX' WITH WHITE SILK SCREEN COPY


QTY: 2

POOL RULES

scale: 1" = 1'-0"

3^{FT} 

3^{FT} 6^{IN} 

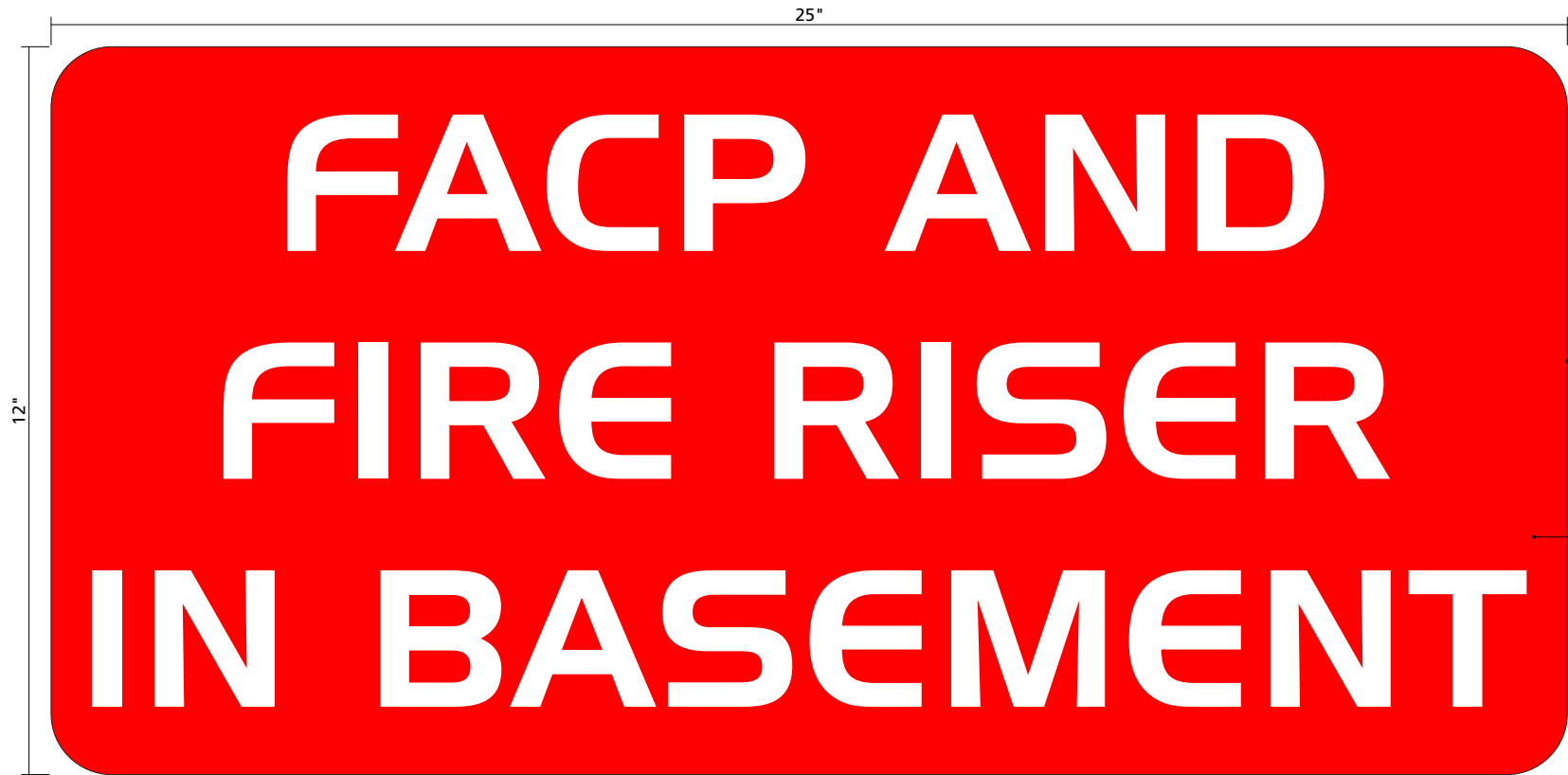
4.375" 4^{FT}  SANDBLAST MASK
PAINT FILLED BLACK

4^{FT} 6^{IN} 

4^{FT} 3^{IN} 

POOL DEPTH MARKERS
scale: 3" = 1'-0"

 <div>Gretchen Wilde, owner / designer 1205 N. Miller Road Tempe, AZ 85281 480.966.6565 / 480.966.5668 (f) signs@airparksigns.com</div>	<div>ANDAZ</div> <div>Scottsdale, Arizona</div>	<div>NOTES:</div> <div>Approved By: _____ Date: _____</div>	<div>ab</div> <div>gw</div>	<div>Andaz</div> <div>Pool Depth Markers 120616</div>	<div>12-06-16</div> <div>1 / 1</div> <div>PAGE</div>
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.080 ALUMINUM PANEL
WITH WHITE DIAMOND GRADE
REFLECTIVE FILM OVERLAY

RED TRANSPARENT OVER TOP
OF WHITE OVERLAY WITH COPY
REVERSED OUT TO SHOW WHITE



REGULATORY FIRE SIGNS
scale: 3" = 1'-0"



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: Gary A. Stougaard
(Or provide a separate letter of authorization)

Applicant/Representative: _____

Company Name (if Applicable): _____

Address: _____

Phone number: _____

E-mail address: _____

Signature: Gary A. Stougaard

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.#: _____ Submittal Date: _____ Expiration Date: _____

APPENDIX "F"
TOWN OF PARADISE VALLEY
APPLICATION TO REZONE FROM R43 TO SUP

PARCEL NO.: 174 - 65 - 004C
(County Tax Assessor Number)

DATE: 08/03/22

NAME OF PROJECT: Andaz Resort Expansion

LOCATION OF PROPERTY: 4061 N. Quail Run, Paradise Valley, AZ 85253

LOT: _____ SUBDIVISION: _____

APPLICANT: Gary Stougaard

NAME

5721 Chelsea Ave. La Jolla, CA 92037

619-709-4461

ADDRESS

PHONE #

ENGINEER/OTHER: Hubbard Engineering - Brent Steffenhagen, P.E.

NAME

1201 S. Alma School Rd. Suite 12000 Mesa, AZ 85210

480-398-3833

ADDRESS

PHONE #

ARCHITECT: HAA Architects Michael Kummer

NAME

2194 Carmel Valley Rd. Del Mar, CA 92014

619-507-4119

ADDRESS

PHONE #

OWNER: PV Hotel Venture SPE, LLC

PRINTED NAME

SIGNATURE

5721 Chelsea Ave. La Jolla, CA 92037

619-709-4461

ADDRESS

PHONE #

Gary A. Stougaard
SIGNATURE OF REPRESENTATIVE

Andaz Resort -Statement of Direction- October 13, 2022

Andaz Resort submitted an Intermediate Special Use Permit (SUP) application to incorporate 6041 N Quail Run Rd (an adjoining 5-acre parcel) into the resort and develop 10 new luxury guest units with private pools, a new service building, and new perimeter walls to enclose this area. The last major SUP amendment was to renovate the resort in 2014; which approved approximately 141,000 square feet of building area and 201 keys (and the current build out has approximately 139,000 square feet of building area and 185 keys). The proposed improvements will add 34,809 square feet of building space, increase the net lot size to 27.16 acres, and will increase the lot coverage from 14.36% to 14.65%.

Section 1102.3 of the Town's Zoning Ordinance states the Town Council must issue a Statement of Direction for the Special Use Permit application within 45 days of the first staff presentation. In this case, the Statement of Direction must be issued on or before October 23, 2022.

The Statement of Direction is not a final decision of the Town Council and does not create any vested rights to the approval of a Special Use Permit. Any application for a Special Use Permit shall not rely upon the matters addressed in the Statement of Direction being the same as those that may be part of an approved Special Use Permit. Therefore, the Town Council issues the following Statement of Direction for the Andaz Resort:

- The General Plan encourages the renovation of SUP sites while protecting the Town's low-density residential character and quality of life. The Town shall require development or redevelopment within Special Use Permit properties to provide any necessary mitigation achieved through context and scale, and architectural design, setbacks, sound moderation, resort property programming, and landscape buffering (General Plan Land Use Policy LU.3.2).
- Other General Plan policies related to SUP properties encourage the use of enhanced aesthetics, buffers between uses of significantly differing function and intensity, the integration of pedestrian amenities, attractive streetscapes, use of shade trees, and the integration of art.

The Planning Commission shall focus their review on the visible, audible, and operational effects the amendment may have on the neighbors. In particular, the Planning Commission shall focus their review on:

1. **Use.** Guest units, guest unit carports, pools, and a service building are resort uses that do not change the use of Andaz resort. However, incorporating and developing this residential lot into the resort brings the resort uses closer to the existing residential properties. The Planning Commission shall evaluate if additional changes or measures are needed to mitigate any adverse effects (such as noise and lighting) created by the new guest units, carports, the service building, pools, and/or fence walls. This includes, but are not limited to:

- a. Location, design/size, and orientation of guest units, carports, pools, service building, and fence walls,
 - b. Evaluating the lighting associated with these improvements (e.g. location, type, output, and color temperature of fixtures), and
 - c. Adding stipulations that include, and are not limited to, ensuring that these guest units remain as resort keys and cannot be sold as private residences and stipulations that further compliance on the visible, audible, and operational effects the amendment may have on the neighbors.
2. **Noise.** The Planning Commission shall evaluate noise generated by these improvements and the noise impact study:
 - a. On October 28, 2021, the Town performed a sound and implementation efforts study in partnership with several of the Town Resorts (which included Andaz). This study for Andaz recommended implementation of a hardware noise limit on the audio system (noise limiter) and/or to increase the number and distribution of loudspeakers with a decreased volume level during outdoor events. The applicant must identify how and when they will implement this recommendation via their noise study for Planning Commission and staff review.
 - b. The August 3, 2022 MD Acoustics noise study identifies that the worst-case scenario of all pools being occupied during an event, should have a noise level which does not exceed 56 dba. However, the Town Code also limits output to 45 dba on Sundays, legal holidays, and between the hours of 10:00 pm – 7:00 am. The Commission shall consider and evaluate the following:
 - i. Limiting the hours of use/operation of the pools,
 - ii. Limiting the hours of operation of outdoor events at these guest units,
 - iii. Limiting the hours of operation of the service building,
 - iv. Limiting or prohibiting exterior amplified music or PA system at these guest units and service building, Have Commission and staff examine how these limits will be enforced and implemented. List/separate noise as a separate SOD item.
 - v. Confirming consistency in enforcement with other Town resorts.
 - vi. Considering new technology to mitigate noise such as, and not limited to, monitoring devices at the property line.
 - c. Evaluate the location and screening of the mechanical equipment and pool equipment.

3. **Setbacks & Heights.** The Planning Commission shall evaluate the location and setbacks of the new guest units with carports and evaluate the location, setback, and heights of the new fence walls:
 - a. All ten guest units will be setback a minimum of 100' from the south property line and the current plans show 5 of the guest units will have a minimum setback of 40' from the post dedication property line adjoining Quail Run Rd. However, the 40' setback requirement from the Quail Run Rd post dedication property line is less than the 100' setback recommended by the SUP Guidelines. The Planning Commission and applicant shall evaluate the feasibility of relocating and/or reorientating the new guest units further east to bring them more into compliance with the recommended 100' setback and more in alignment with the setbacks of the existing guest units. The applicant also indicated that the plans will be updated with the five western guest units having an approximate setback of 70' from post dedication property line.
 - b. The SUP Guidelines recommended that fences meet the residential fence walls standards in Article 24 of Zoning Ordinance. The western fence wall and portions of the internal "yard" walls adjoining Quail Run Rd are not compliant with the standards outlined Article 24; which identifies a 6' tall meandering fence wall shall meander between the 10' and 20' setback lines with an average setback of 15'. The proposed fence will match the design and alignment of the existing fence to the north and the current plans show a setback of that varies approximately 5' to 25' from the post dedication property line. However, the applicant indicated that the plans will be updated to show that the western meandering fence will have an approximate setback between 10' and 30' from post dedication property line. Also, many of the internal yard walls connect to the perimeter fence at the western property line. The Planning Commission shall focus on the perimeter wall setbacks in maintaining buffers to nearby residential properties.
4. **Quail Run Rd Right-of-Way (ROW)** . The Town Engineer recommends that the applicant pave this area with 3' to 4' of asphalt and 2' ribbon curb to provide safe passage for two vehicles (for a total of 18' of asphalt and 2' of ribbon curb). However, the applicant is proposing to landscape the total 20' of dedicated portion of ROW due to the limited use of this street and to match the northern portion of ROW that was landscaped with the 2014 Major SUP amendment.

The Planning Commission shall provide the Council a recommendation regarding the pavement and landscaping along Quail Run Road adjacent to the subject site with the applicant submitting revised paving/landscape plans for Town staff and Planning Commission review as applicable. The Planning Commission must consider input from the residents and consider the safety aspects associated with improving this portion of ROW.

5. **Landscaping & Lighting.** A detailed landscape plan must be submitted for Planning Commission review. The SUP Guidelines recommend a 40' wide landscape buffer adjoining a residential property and a 30' wide landscape buffer adjoining a local road. The southern part of this area is compliant with the 40' wide landscape buffer but the west side is not compliant with the 30' landscape buffer. Since the applicant is proposing to landscape the dedicated portion of right-of-way along Quail Run Rd, the Planning Commission shall evaluate the southern and western landscape areas to determine if there is sufficient landscaping in these areas that match the seasonal color, plant density, and quality of a Town resort. The Planning Commission shall consider using the same landscape pallet and light fixtures that are on the existing portion of the resort and shall craft a stipulation regarding the maintenance of the new landscaping. The Planning Commission shall also evaluate the proposed lighting for any potential impacts to the adjoining residential properties, maintaining a low-density character in design and fixture height.
6. **Grading & Drainage, Water, & Sewer.** Conceptual grading & drainage plans and preliminary drainage memo, water system analysis, and sewer system analysis have been provided and are reviewed by the Town's Engineering Division to ensure compliance to required safety and other standards. The Planning Commission has this information as a resource to understand the scope of the project and if applicable provide general input should the grading, drainage, and utilities affect the design or impact to nearby residents.
7. **Traffic, Parking, and Circulation.** The Trip Generation Report is reviewed by the Town's Engineering Division to ensure compliance to required safety and other standards which may require additional parking analysis. The resort entrance will remain the same from Scottsdale Road and these guest units will not be accessible from Quail Run Rd. A new 24' wide drive aisle/roadway will connect to the existing resort to provide access to the 10 new guest units. Also, the resort currently has 278 parking spaces on site and each guest unit will have a 2-car detached carport; which is compliant with the SUP Guidelines. The applicant must provide preliminary paving plans of the internal drive aisle/roadway for review. The Planning Commission has this information as a resource to understand the scope of the project and if applicable provide general input should parking and circulation affect the design or impact to nearby residents.
8. **Signage.** New building and directional signage will accommodate the improvements. The SUP Guidelines identify recommended standards for monument and directional signs, but do not provide recommended standards for building signage. The Planning Commission shall evaluate the size, height, location, and illumination of all proposed signs for appropriateness with the SUP and compliance with the SUP Guidelines.

The Town Council recognizes that too many and/or overly detailed plans and documents may create a substantial financial burden on the applicant. Therefore, the Planning Commission shall be mindful in requesting and/or requiring only the necessary

plans and documents needed to evaluate and complete the Intermediate SUP Amendment.

Per Section 1102.3.C.3.c of the Zoning Ordinance, at any time during the review process, the Planning Commission may request clarification and/or expansion of this Statement of Direction based on additional information that has evolved. However, the Planning Commission shall complete their review of this application no later than February 10, 2023.

Andaz Resort
-Statement of Direction (SOD)-
Comparison & Consideration Points
November 15, 2022
Planning Commission Work Session

Below is an initial list of points for Council consideration for its SOD on the Andaz Resort Intermediate Special Use Permit amendment application to incorporate 6041 N Quail Run Rd (a 5-acre parcel) into the resort and develop 10 new luxury guest units with private pools or spas, a new service building, and a new perimeter wall to enclose this area. Edits and/or additional points may be discussed and considered.

Red highlighted text indicates where not meeting guidelines.

No.	Topic	SUP Guideline - Town Code - Town Policy - General Plan	Proposed by Applicant
1	Heights	<p><u>SUP Guidelines:</u> 36' – Principal Structures (guest registration, admin offices, and guest units).</p> <p>24' - Accessory Structures</p> <p>18' – Service Structures</p> <p><u>SUP Guidelines:</u> Open Space Criteria starting at 16' height at 20' setback in which height increases via 20-degree slope</p> <p><u>SUP Guidelines Recommend compliance with Article XXIV Zoning Ordinance Walls & Fences</u></p> <p>8' Adjoining Residential</p> <p>6' Adjoining Non-Residential</p>	<p><u>Guest Units</u> 14' from LNG</p> <p><u>Guest Unit Car Ports</u> 9' from LNG</p> <p><u>Service Building</u> 12' from LNG</p> <p><u>Guest Units, Car Ports, & Service Building:</u> 9' to 14' tall at 40' setback</p> <p>8' South Fence</p> <p>6' West Fence and Interior Fence Walls</p>
2	Setbacks	<p><u>SUP Guidelines (from Residential):</u> 100' – Principal Structures</p> <p>60' - Accessory Structures</p>	<p><u>Guest Units</u> 100' from Neighbor to South</p> <p>N/A</p>

		<p>100' – Service Structures</p> <p><u>SUP Guidelines (from Street or Non-Residential):</u></p> <p>100' – Principal Structures</p> <p>40' - Accessory Structures</p> <p>65' – Service Structures</p> <p><u>SUP Guidelines Recommend compliance with Article XXIV Zoning Ordinance Walls & Fences</u></p> <p>40' – Front Yard</p> <p>20' – Straight along Side/Rear with Street</p> <p>15' – Meandering along Side/Rear with Street</p> <p>0' – Side/Rear with Neighbor</p> <p><u>SUP Guidelines:</u></p> <p>40' – Interior Drives/Drive Aisles</p> <p><u>SUP Guidelines (Landscape Buffers):</u></p> <p>40' – Adjoining Residential from PL</p> <p>30' – Adjoining Local Street from PL</p>	<p><u>Service Building</u></p> <p>250' (+/-) from Neighbor to South</p> <p><u>Guest Units</u></p> <p>70' from Quail Run Rd (Post Dedication)</p> <p>N/A</p> <p><u>Service Building</u></p> <p>250' (+/-) from Quail Run Rd (Post Dedication)</p> <p><u>Fence Walls</u></p> <p>N/A</p> <p>N/A</p> <p>10' to 30' from Quail Run Rd with average of 20' Setback (Post Dedication)</p> <p>0' from Neighbor to South</p> <p><u>Drive Aisle</u></p> <p>150' (+/-) from South PL</p> <p>130' (+/-) from West PL</p> <p><u>Landscape Areas</u></p> <p>100' from South PL</p> <p>10' to 30' from West PL (Post Dedication Quail Run Rd)</p> <p>30' to 50' from Existing PL</p>
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		<u>SUP Guidelines have No Recommended Setbacks for Private Pools/Spas</u> N/A N/A	<u>Pools/Spas for Guest Units</u> 45' from West Property Line 70' from South Property Line
3	Lot Coverage	<u>SUP Guidelines:</u> 25% Lot Coverage 60% Impervious Surface 40% Open Space 1 guest unit per 4,000 sq ft = 295 maximum guest units	14.36% Existing 14.65% Proposed TBD. Additional Info Needed for Planning Commission Review 201 per SUP 185 Existing 195 Proposed
4	Lighting	<u>SUP Guidelines:</u> Light source/bulb hooded and shielded so not visible from adjacent properties Up lighting - 300 lumens Pole lights: <ul style="list-style-type: none"> ○ 16' Max Height ○ 16' Setback (height of pole determines setback) 5.0-foot candles – Interior Driveways 5.0-foot candles – Service Bldgs 3.0-foot candles – Other Structures 5.0-foot candles – Pool Areas	Light source shielded and/or recessed into hood of fixture 955 lumens (Fixture AA2) 14' Tall 200' (+/-) 0-foot candles at west and south property lines (PL) 0-foot candles at west and south property lines 0-foot candles at west and south property lines 0-foot candles at west and south property lines

		<p>Outdoor Lighting in Setback Area:</p> <ul style="list-style-type: none"> ○ 0.5-foot candle ○ 3' (or 36") height limit <p>Building lighting (no guidelines)</p>	<p>0-foot candles at west and south property lines (PL)</p> <p>17" to 36" path and landscape lights</p> <p>7'6" Guest Unit Sconces</p>
5	Parking & Circulation	<p><u>SUP Guidelines:</u></p> <p>1.2 parking spaces per guest unit</p> <p>1.0 parking spaces per 300 sq ft of office and service establishment</p> <p>Parking & driveway areas situated to prevent lights shining onto adjacent residential properties</p> <p>Parking and driveway areas within 200' of residential to be screened with 3' tall wall or landscape berm</p> <p>No loading trucks, truck parking, trash containers within 100' of residential property</p>	<p>278 Parking Space Existing</p> <p>2 Car – Carports with Each Unit</p> <p>298 Parking Spaces (including new Carports)</p> <p>278 Parking Space Existing</p> <p>298 Parking Areas (Including new Carports)</p> <p>8' tall fence at south property line and 6' tall fence along west property line (PL)</p> <p>6' tall fence adjoining west property line and 8' tall fence at south property line (PL)</p> <p>6' tall fence adjoining west property line and 8' tall fence at south property line</p> <p>Daily trash pick-up via housekeeping</p> <p>No dumpster or trash trucks in this area</p>

6	Traffic	<p><u>General Plan Policy LU 6.2 relates to traffic:</u></p> <p>LU 6.2 - Town shall require that proposals for revitalization and improvement of SUP properties include community impact assessments that address beneficial as well as adverse project impacts, including but not limited to noise, traffic, parking, open space or mountain views, and light pollution</p> <p>Policy 77 (which incorporates the 2012 General Plan Street Cross Sections and Details until the Town's Engineering Design Standards Manual is completed) identifies a local street with 18' of pavement plus ribbon curb.</p>	<p>New guest units accessed from main entrance on Scottsdale Rd (No Quail Run Rd access).</p> <p>Trip Generation report states that improvements will generate less trips than the current residential land use</p> <p>Applicant proposed to dedicate and landscape 25' of Quail Run Rd similar to the existing ROW to the north that adjoins the resort. Town Engineer recommends 18' of pavement with ribbon curb.</p>
7	Signs	<p><u>SUP Guidelines:</u></p> <p>ID/Monument Signs on Arterial Street:</p> <ul style="list-style-type: none"> ○ 8' tall ○ 40 sq ft aggregate size ○ Placed at resort entrance <p>ID/Monument Signs on Other Street:</p> <ul style="list-style-type: none"> ○ 4' tall ○ 32 sq ft aggregate size ○ Placed at resort entrance <p>Traffic & Directional Signs:</p> <ul style="list-style-type: none"> ○ 5' tall ○ 12 sq ft aggregate size 	<p>N/A</p> <p>N/A</p> <p>3' tall 6 sq ft</p>

		<p>Building Signs:</p> <ul style="list-style-type: none"> ○ Not addressed in SUP Guidelines ○ Deferred to Fire/Bldg Codes <p>No moving or animated signs</p> <p><u>SUP Guidelines Recommend Sign Illumination in Compliance with Article XXV Zoning Ordinance (Signs):</u></p> <p>Light source/bulb to be shielded so bulb not visible from off property</p> <p>0.75- foot candles at property line for Internally illuminated</p> <p>3000K for external illumination</p>	<p>Varies from 10"x10" to 8"x29"</p> <p>None</p> <p>None</p> <p>TBD. Additional Info Needed for Planning Commission Review</p> <p>0-foot candles at west and south property lines (PL) per photometric</p> <p>TBD. Additional Info Needed for Planning Commission Review</p>
8	Uses	<p><u>Section 1102.2 of the Zoning Ordinance identifies allowable uses for a resort:</u></p> <ul style="list-style-type: none"> ○ Guest Units ○ Indoor/outdoor recreational facilities ○ Retail Sales ○ Office & Business Services ○ Restaurants/Food Services ○ Meeting Spaces ○ Dwelling Units 	<p>Applicant is maintaining the resort use of guest units. Adding 10 more luxury guest units. Increasing key count to 195 but below 201 approved keys per SUP.</p> <p>Each guest unit will have a private pool or spa.</p> <p>Adding new service building to service existing event area and new guest units.</p>
9	Landscaping	<p><u>General Plan LU 3.2.</u></p> <p>Town shall require redevelopment within SUP properties to provide necessary mitigation through context and scale, architectural design, setbacks, sound moderation, resort property programming, and landscape buffering</p>	<p>Using similar landscaping that's currently on campus and in ROW</p> <p>Planning Commission to evaluate if Quail Run dedication should be landscaped or paved</p>

10	Context Appropriate Design	<p><u>General Plan Policies LU 6.5 and CC&H 2.2 relate to context appropriate design:</u></p> <p>LU 6.5 - Town shall encourage context-appropriate and responsive building design and site planning on SUP properties that mitigates scale of larger buildings through careful use of building massing, setbacks, facade articulation, fenestration, varied parapets and roof planes, and pedestrian-scaled architectural details</p> <p>CC&H 2.2 - Town shall encourage building design that respects and responds to local context, massing and scale, including use of energy saving and sustainable materials where feasible, responsiveness to the Sonoran Desert climate, and consideration of the cultural and historic context of the Town of PV neighborhoods</p>	<p>New guest units, carports, and service building are single story and vary in height from 9' tall to 14' tall and meet recommended height limits</p>
11	Traffic	<p><u>General Plan Policy LU 6.2 relates to traffic:</u></p> <p>LU 6.2 - Town shall require that proposals for revitalization and improvement of SUP properties include community impact assessments that address beneficial as well as adverse project impacts, including but not limited to</p>	<p>New guest units accessed from main entrance on Scottsdale Rd (No Quail Run Rd access).</p> <p>Trip Generation report states that improvements will generate less trips than the current residential land use</p>

		noise, traffic, parking, open space or mountain views, and light pollution	
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Andaz Resort
-Statement of Direction (SOD)-
Comparison Points for Paving Dedicated Portion of Quail Run Road Right-of-Way (ROW)
September 22, 2022
Town Council Work Session

Quail Run Rd is a substandard ROW. The ROW is currently 30' wide with approximately 14' to 15' of asphalt and 2' of rolled curb on the west side adjoining the five lots of Hidden Village 14. Town standards recommend a ROW width of 50', a minimum of 18' of asphalt, and 2' of curb on each side.

The applicant proposes to dedicate 20' of ROW to bring it into conformance with the recommended ROW width of 50'. In order to provide safe passage of two vehicles, the Town Engineer would like 3' to 4' of asphalt and 2' of ribbon curb to be placed in the dedicated portion of ROW. However, the applicant would like to landscape the entire portion of dedicated ROW due to the limited use of the street and to match the landscaped portion of ROW to the north. Below is a list of some "pros and cons" on whether the dedicated portion of Quail Run Rd ROW should include additional paving or should only contain landscaping.

	Pros/Advantages	Cons/Disadvantages
Added Pavement/Curb with Landscaping	<ol style="list-style-type: none"> 1. Provides safe passage for two vehicles on a paved surface 2. Extends the maintenance life of the public road with curbing 	<ol style="list-style-type: none"> 1. Results in more initial and future material cost with added pavement and curbing 2. Provides less landscaping buffer to proposed improvements being an average of 20' width within the post-dedication right-of-way plus the varying distance of approximately 5' to 25' to the proposed perimeter meandering wall 3. Creates a more scalloped streetscape
Existing Pavement with Landscaping	<ol style="list-style-type: none"> 1. Acts as a deterrent to speed since the road is narrow 2. Provides more landscaping buffer to proposed improvements being an average of 20' of landscaping within the post-dedication right-of-way plus the varying distance of approximately 5' to 25' to the proposed perimeter meandering wall 	<ol style="list-style-type: none"> 1. Creates a situation when two vehicles approach that one vehicle needs to leave the paved surface or wait for the other vehicle to pass

Potential pavement and landscape options include:

- Option 1 (3' of Asphalt, 2' of Ribbon Curb, and 15' of Landscape Area within Post-Dedication ROW)



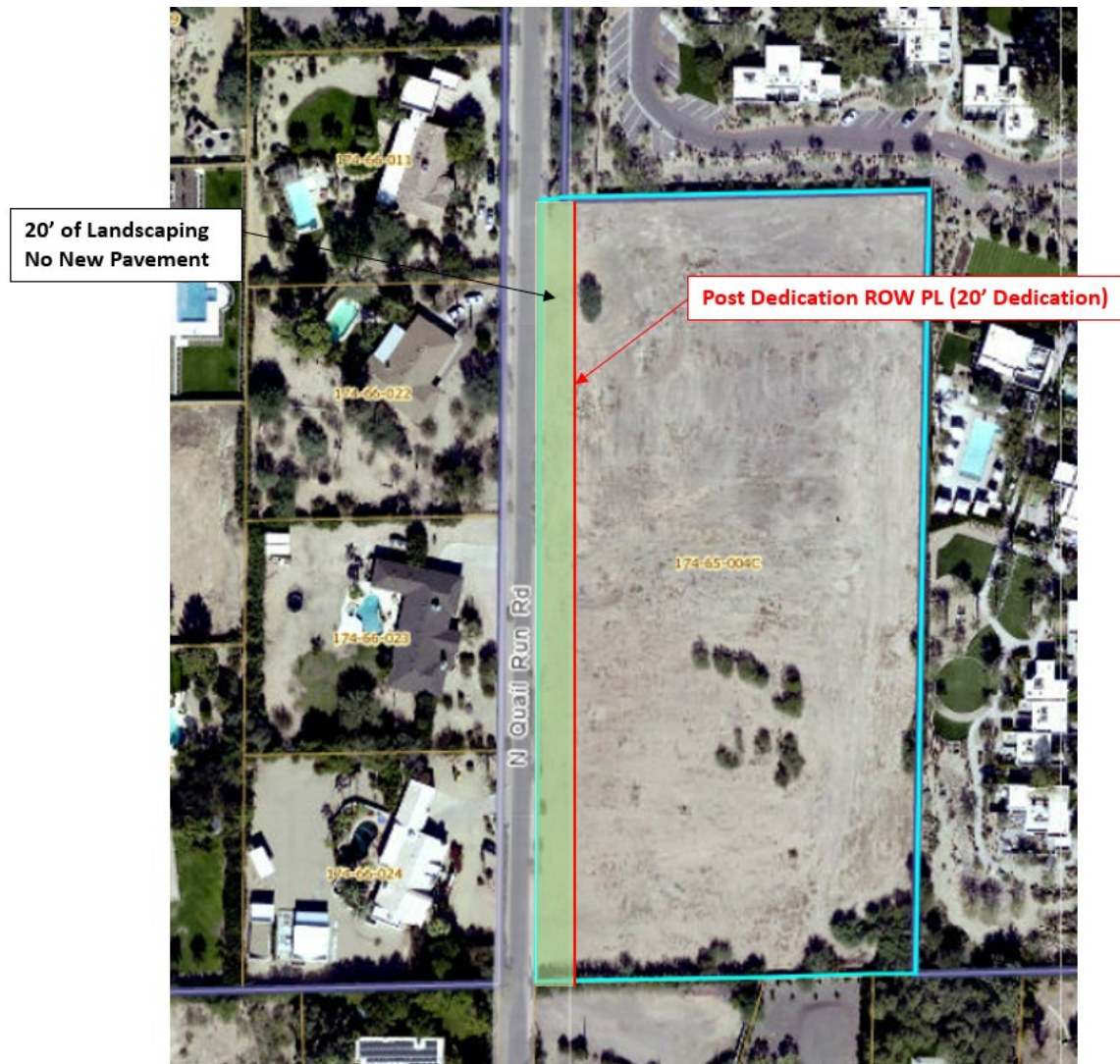
- Option 2 (5' of Clear Area with 15' of Landscape Area within Post-Dedication ROW)



- Option 3 (2' of Ribbon Curb, 3' of Clear Area, and 15' of Landscape Area within Post-Dedication ROW)



- Option 4 (No Paving. 20' of Landscape Area)



PV SCOTTSDALE HOTEL OWNER SPE LLC

5721 Chelsea Avenue
La Jolla, California 92037

Via email: gburton@paradisevalleyaz.gov

September 13, 2022

Mr. George Burton
Senior Planner
Community Development Department
TOWN OF PARADISE VALLEY
6401 E. Lincoln Drive
Paradise Valley, Arizona 85253

RE: 6041 N. Quail Run Road APN 174-65-004C Proposed Andaz Resort Expansion

Dear Mr. Burton,

In response to the issues discussed at the Paradise Valley Town Council working session relative to discuss the proposed expansion of the Andaz Scottsdale Resort & Bungalows (the "Resort") on September 8, 2022, I am writing to clarify our thoughts and behind and the intent for the proposed development of the five acre and parcel adjacent to the Resort.

The proposed Resort expansion parcel is currently zoned R-43 with a Resort/Country Club General Plan use designation, similar to the balance of the Resort. Over the past few years, we have considered several options for the development of this parcel, including additional guest bungalows and meeting spaces, and up to four single family homes. However, after considering the concerns of our neighbors to the south and west, particularly the transmission of sound from the event lawn at the western edge of the Resort, we felt that the development of new homes for sale even closer to the Resort would only lead not only to friction with our new neighbors, but do little to alleviate the concerns of our current neighbors. As a result, we arrived at the plan for the development of ten residential style units on this parcel, which we are submitting for the consideration of the Planning Commission and Town Council.

Our acquisition of the Resort and the property for the proposed expansion in 2014 came about because the prior owner was unable to secure approvals for the development of for sale residential units on lots of less than one acre. Therefore, we are acutely aware of the Town of Paradise Valley rules for the development of single family residences. It is our understanding that any plan for their individual sale would require an amendment of the Town's General Plan, which approval we believe would be highly unlikely and unworthy of our pursuit.

Therefore, for the reasons we elected not to pursue the development of four for sale residential units, it makes little sense to us to come to you to approve the development of ten.

The bottom line is that in no way was this proposed plan ever envisioned as a way to create residential units which at some point in the future would be offered for individual sale.

Equally importantly, the plan we have proposed is designed to integrate with the existing Resort. There will be no access from Quail Run Road and access to the proposed new units will only be from within the Resort. Guests will either drive around the entire Resort perimeter road to get to them or be transported to them on the Resort vehicles.

To address any remaining concerns about the sale of any or all of these proposed units, we would be happy to work with the Planning Commission and Town Council to agree upon specific restrictions to prohibit their sale separate from a sale of the balance of the Resort property.

These residential style accommodations are designed to encourage – and facilitate longer term stays and as a result, will include kitchens, laundry facilities and other similar amenities. Based upon what we are seeing at other luxury resort properties in the area and across the country, the ability to offer residential style, longer term stay guestroom options is where the luxury resort industry is moving today. These larger units will address increasing demand for luxury residential style accommodations in resort settings from users that can afford but would prefer not to own second homes in these markets due to the cost and time necessary to maintain them on a full-time basis. While length of stay is likely to vary depending on the nature of the guest, time of year and other factors, we expect that many stays in these units will approach 30 days or longer, particularly in season. We believe that they will likely also be attractive to local area homeowners building new or renovating existing homes.

Following is a description of the key elements of the proposed addition, most of which information is the same as that submitted to you previously, but has been updated where appropriate to reflect adjustments to the proposed plan in response to the comments from the Town Council members and neighbors to the south and west of the Resort.

- The addition will include 10 residential villa style units which will expand the guestroom options available to Resort guests. Four of these will be 2 bedroom units of approximately 2,150 sq ft interior space each, Five will be 3 bedroom units of approximately 2,600 sq ft each, together with One 4 bedroom unit of just over 4,000 sq ft of interior size. In addition, we are planning to add a new service / storage / restroom structure of approximately 1,200 square feet adjacent to the existing outdoor event area in the west side of the Resort which will provide restrooms, storage and support to service this event area – as well as support service for the proposed new guestroom villas.
- Each of these new structures will be placed within setbacks on the west and south sides of the parcel consistent with those of the existing Resort.
- The exterior design of these new residential guestroom units will be consistent with the architecture of the existing Resort. All of the new structures will be single story with maximum

heights of 14 feet, with the bulk of each of the structures being 12 feet or less in height – with all height measurements taken from the lowest natural grade under each unit. Each new unit will be situated on parcels of approximately ½ acre configured to maximize view corridors and accommodate required rainwater retention areas.

- Each of the new guestroom villa units will include covered carports sized to accommodate 2 vehicles. These areas will also have space for trash containers and limited storage guest room related items and supplies that will only be accessible by Resort personnel. As we have discussed, because of the long term stay nature of many of our guests, we believe many will have cars – and that carports will be an important selling point. However, as we have discussed, we have no plans to enclose these carports at any time in the future.
- The addition of these 10 proposed units will bring the Resort’s total guestroom inventory to 195 guestrooms, suites and villas, a total less than the 201 units previously approved for the Resort by the Town of Paradise Valley in 2015.
- Together with covered outdoor patio spaces and the new event service building, the total combined covered areas of all of the new spaces will be 29,400 square feet – approximately 13.44% of the 219,027 sq ft size of the proposed expansion land parcel, bringing the total structure and shade coverage for the entire Resort to 167,899 sq ft – or 14.19% of the total combined Resort land parcels of 1,183,000 sq ft.
- Air conditioning and other equipment will be located within screened areas adjacent to each unit to keep them from view and control sound to the greatest extent possible. These areas will not be covered and therefore have not been included in the lot coverage calculation.
- Access to this parcel and the new guestroom units and facilities will be solely from Scottsdale Road and from the perimeter road around the existing Resort. As discussed above, no direct vehicular or pedestrian access is planned from Quail Run Road, except as may be required for Fire Department access or to comply with other Town of Paradise Valley requirements. In this light, we are not proposing to widen Quail Run Road.
- Similar to the existing Resort, we are proposing to dedicate a portion of our property adjacent to Quail Run Road to the Town of Paradise Valley and will also provide a landscaped buffer zone between this land and the new perimeter wall on the west side of the subject parcel, which we will plant with agreed upon drought tolerant landscape materials and provide ongoing maintenance.
- These new units will contain no provisions for the lock-off of any portion of any of the units to create additional guestroom keys.

- To provide security and privacy for these new units and mitigate the impact of sound and light upon surrounding properties, a new eight-foot masonry wall will be constructed on the south property line of the parcel, similar to that which currently exists on the south property line of the adjacent Resort property to the east. On the west property line, an articulating six-foot tall masonry wall will be constructed along Quail Run Road in a design and location consistent with the wall that currently exists along western side of the Resort.
- All site grading, drainage and utilities will be designed to fully integrate into the existing Resort plans and systems.
- Trash generated by these units will be picked up daily by Resort personnel as part of normal housekeeping services.
- These proposed guestroom units will also provide significant contributions to mitigate the transmission of event sound to our neighbors to the south and west. We will continue to work with our Acoustic consultant, MD Acoustics and the Town to implement sound management equipment and programs to mitigate the sound transmission from the adjacent Resort event area to neighboring properties.

We have prepared and submitted a revised site plan to Staff depicting how the location and setbacks for the proposed addition will integrate with and be consistent with those for the existing Resort.

We believe that this proposed addition to the Andaz Scottsdale Resort and Bungalows will enhance our Resort offering - in a manner consistent with the use for this parcel contemplated by the General Land Use plan for the Town of Paradise Valley and with appropriate sensitivity to the neighbors around us.

We look forward to your additional thoughts and comments about our proposed plan – and to working with the Planning Department staff, the Planning Commission and Town Council to arrive at a plan that will work for everyone.

Best regards,

A handwritten signature in blue ink that reads "Gary A. Stougaard". The signature is written over a faint, light blue watermark that says "type text here".

Gary A. Stougaard
Manager

PV Scottsdale Hotel Owner SPE, LLC

August 3, 2022

Mr. Gary Stougaard
PV Scottsdale Hotel Owner SPE, LLC
5721 Chelsea Avenue
La Jolla, CA 92037

Subject: ANdAZ Scottsdale Resort and Bungalows Expansion– Noise Impact Study – Town of Paradise Valley, AZ

Dear Mr. Stougaard:

MD Acoustics, LLC (MD) is pleased to provide this noise impact study and recommendations report as it relates to proposed operations and events at the ANdAZ Scottsdale Resort and Bungalows Expansion located at 6114 North Scottsdale Road, Scottsdale, AZ. This study has been prepared based on the existing project and based on proposed renovations to the project. The project was assessed with regard to potential operations and event noise, such as noise from the proposed pool areas and noise from the existing Albers Lawn. For your reference, Appendix A contains a glossary of acoustical terms and Appendix B contains the proposed site plan.

1.0 Assessment Overview

This assessment evaluates the Project Noise Levels from the proposed pool areas and the existing event lawn and compares the projected noise levels to the Town's noise ordinance. Figure 1 below shows the site location, with a red box around the area under evaluation and a yellow circle indicating locations where a noise monitor was placed during the baseline noise evaluation.

Figure 1: Site Location and Noise Monitoring Locations



MD traveled to the project site and performed one (1) long-term noise measurement to measure the existing condition at the property. MD utilized a Type 2 sound level meter that meets ANSI S1.4 engineering standards to record minute-by-minute baseline data

Using acoustical modeling software, MD created acoustical models to show how the noise from the pool areas and event lawn at the resort will propagate to the adjacent uses. The acoustical models are calibrated to real-world measurements. The baseline condition considering noise from the proposed bungalows was modeled with and without event lawn noise.

2.0 Local Acoustical Requirements

MD compared the results of the noise assessment to Section 10-7-3 of the Town of Paradise Valley, Town Code. The Town Code states: “Table 1 sets forth the noise level limits for stationary sources, and it is unlawful to project a sound or noise, except those caused by motor vehicles, from one property into another in excess of the stated limits”.

Table 1: Limiting Noise Levels for Stationary Sources

<u>TIME</u>	<u>MAXIMUM ALLOWABLE NOISE LEVEL dB (A)</u>
7:00 a.m. to 10:00 p.m.	56
10:00 p.m. to 7:00 a.m. and on all Sundays and specified legal holidays	45

Therefore, project operations must comply with the Town’s noise limit of 56 dBA during daytime hours (7AM to 10PM) and 45 dBA during nighttime hours (10PM to 7AM).

3.0 Study Method and Procedure

3.1 Existing Noise Condition/Baseline

One (1) long-term (24-hour) noise measurement was conducted at the project site from 12:00 PM, July 22, to 12:00 PM, July 23, 2022. The project site is adjacent to resort property to the north, existing commercial uses to the east, existing residential uses to the south, and Quail Run Road and adjacent residences to the west. Noise data indicate that the ambient noise level ranges from 38 to 52 dBA at the project location considered in this report. Additional field notes and photographs are provided in Appendix C.

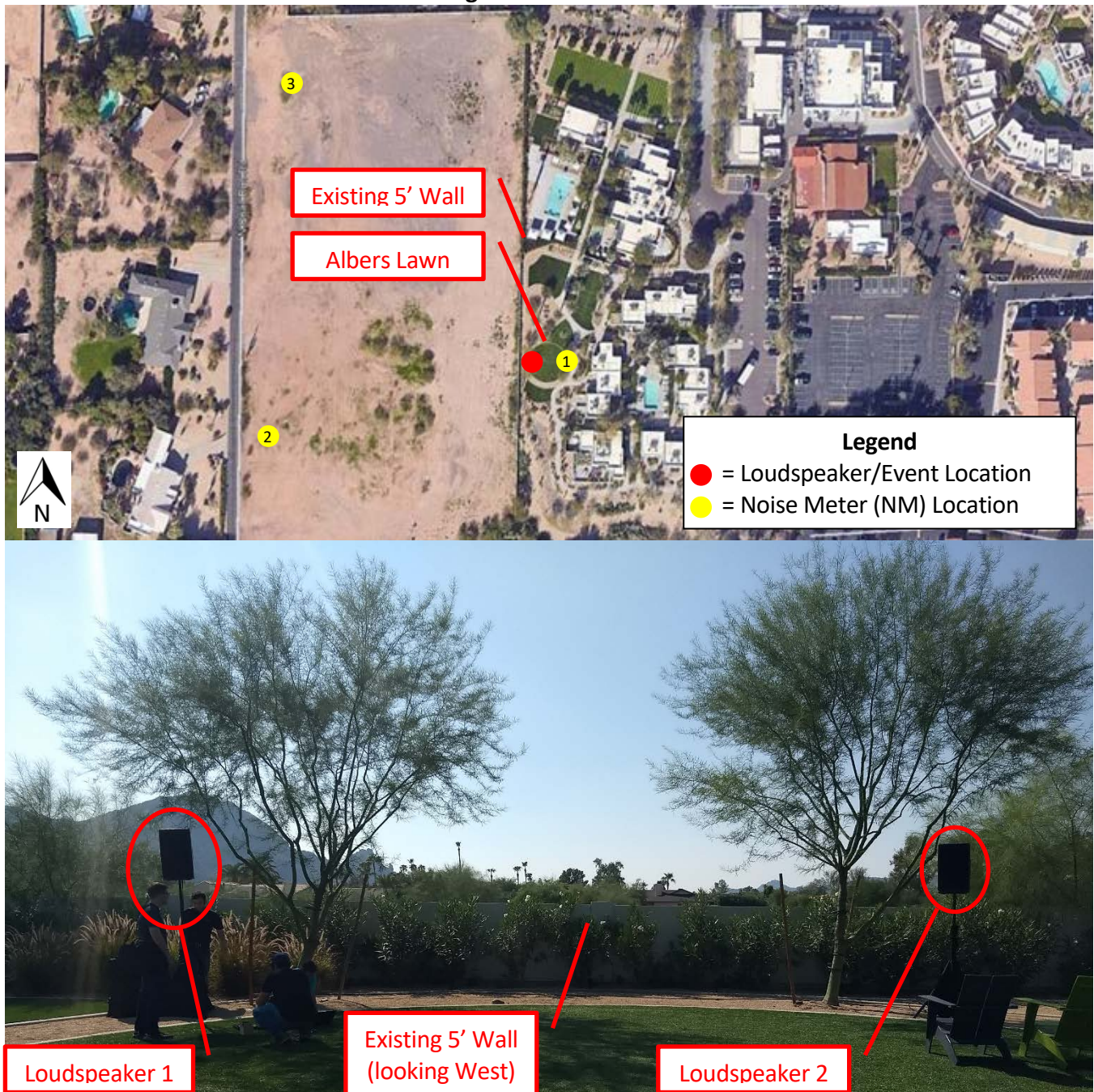
3.2 Simulated Event Measurement

At the Andaz resort, complaints sometimes arise during an amplified speech event when a person speaks too loudly into the microphone. This is difficult to control because people can change the loudness with which they speak or the distance between their mouth and the microphone very quickly.

To understand this issue, MD traveled to the site and measured noise levels during a simulated event using the audio equipment and settings typical of events held on Albers Lawn. The noise was measured at the event lawn and near the western property line of the Andaz resort.

Figure 2 indicates the location of the audio equipment and measurement locations for the experiment performed on Albers Lawn.

Figure 2: Live Event



The noise measured approximately 85-92 dBA at Measurement Location 1 and approximately 52-58 dBA at Measurement Location 2 on Albers Lawn. Although fluctuations in exterior noise levels due to air traffic, car traffic, and other noise events during the measurement period may have impacted measurement results, the measurement data provide an approximation of the noise levels possible during operations at these event lawns.

3.3 Stationary Noise Level Prediction Modeling

SoundPlan Acoustic Modeling Software (SP) was utilized to model the operational noise levels from the project site. SP acoustical modeling software is capable of evaluating stationary noise sources (e.g., loudspeakers for live events, DJs, parking lots, crowds, loading/unloading, patios, etc.) and much more. SP's software utilizes algorithms (based on inverse square law) to calculate noise level projections. The software allows the user to input specific noise sources, spectral content, sound barriers, building placement, topography, and sensitive receptor locations. In addition, SP can model the noise sources as point sources, line sources, and area sources.

The future worst-case noise level projections were modeled using measured sound level data for the stationary on-site sources. The live event noise was represented as a point source representing the loudspeakers used for the event. In addition to the live event noise at the event lawn, each proposed pool on the property (where no events are held) was modeled as an area source with a reference noise level of 60 dBA, consistent with measurements performed at another paradise valley resort. The model incorporates the topography at the project site and the building heights, and it shows how sound propagates to the surrounding area. Table 2 below outlines the reference noise levels used to calibrate the models.

Table 2:

Source	Source Type	Reference Level (dBA)	Distance (ft)
Amplified Speech ¹	Point Source	93	3
Pool Noise ²	Area Source	60	3
1. Based on sound measurements conducted 9/15/2021 at Andaz Resort. In addition, a 7 point reduction was included to account for a noise limit imposed by the resort after the 2021 measurements.			
2. Based on sound measurements conducted 7/8/2022 at Scottsdale Plaza Resort.			

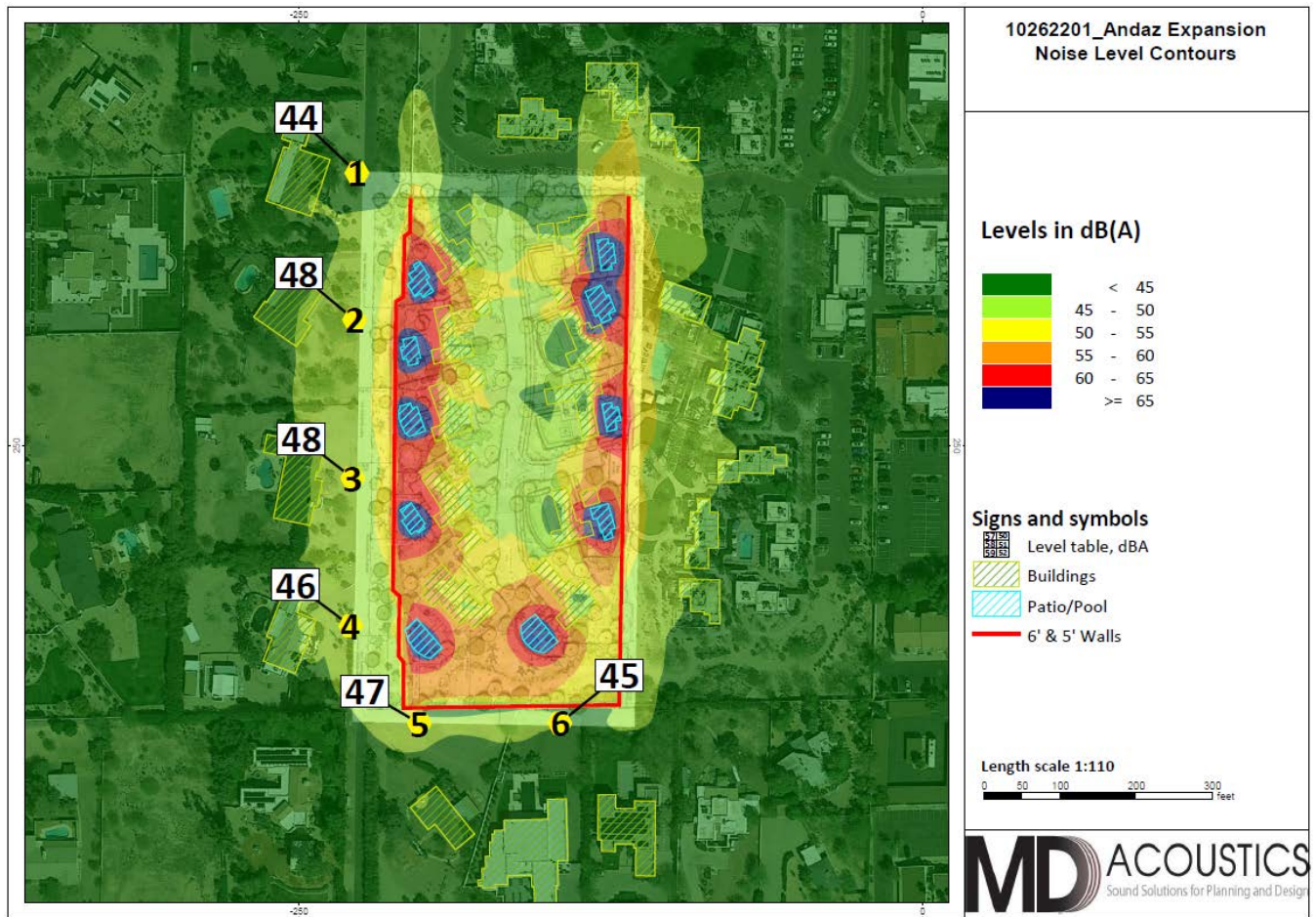
4.0 Findings and Recommendations

4.1 Proposed Expansion – No Event

Figure 3 illustrates the Proposed Expansion – No Event SP model. Each pool on the property was modeled as an area source with a reference noise level of 60 dBA, consistent with measurements conducted in Paradise Valley. The walls along the west and south property lines were modeled at 6' tall, and the existing wall between the proposed expansion and the existing resort was modeled at 5' tall. As shown in Figure 3, the noise levels from the additional pools do not exceed the 56 dBA limit.

<Figure 3, next page>

Figure 3: Proposed Expansion – No Event

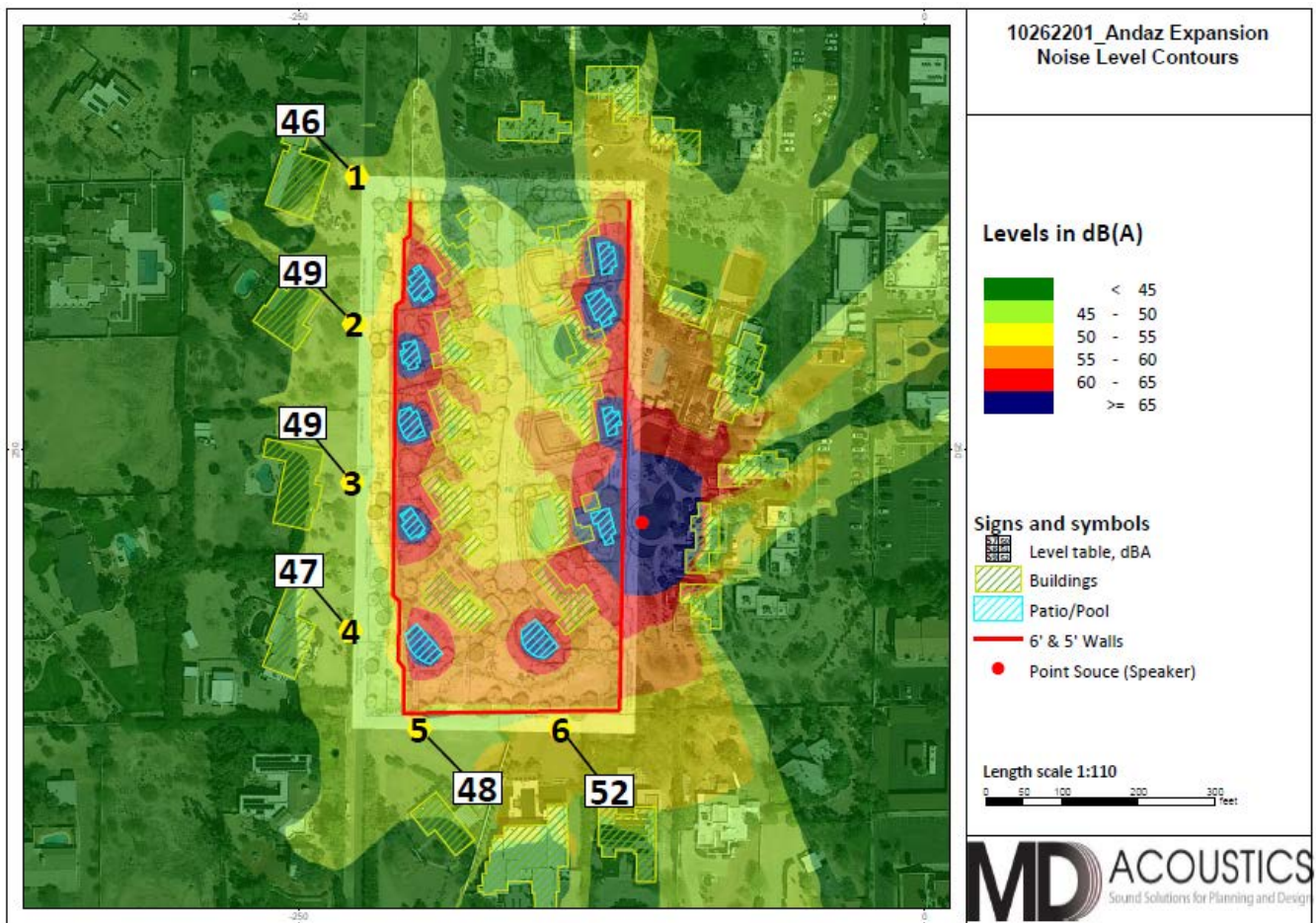


4.2 Proposed Expansion – Event on Albers Lawn

Figure 4 illustrates the Proposed Expansion – Event on Albers Lawn SP model. The reference levels described in Table 2 were used to model the worst case scenario, as if all pools were occupied during an event on Albers Lawn. As shown in Figure 4, the noise levels do not exceed the 56 dBA limit.

<Figure 4, next page>

Figure 4: Proposed Expansion – Event on Albers Lawn



5.0 Conclusions

MD is pleased to provide this noise impact study for the ANdAZ Scottsdale Resort Expansion. The background noise level at resort was measured from 7/22/22 to 7/23/2022, and an event was simulated at the Albers Lawn on 9/15/2021 to provide real-world reference sound levels. In addition to the real world measurements, current noise reduction practices in place at the resort were implemented in the model.

The measured noise levels were used to evaluate the potential noise impact of the proposed modifications to the project site using SoundPlan Acoustical Modeling Software. The noise levels from the special events on Albers Lawn and the proposed expansion do not exceed the 56 dBA noise limit and therefore are compliant.

If you have any questions regarding this analysis, please call our office at (602) 774-1950.

Sincerely,
 MD Acoustics, LLC

Samuel Hord, INCE
 Acoustical Consultant

Appendix A

Glossary of Acoustical Terms

Glossary of Terms

A-Weighted Sound Level: The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear. A numerical method of rating human judgment of loudness.

Ambient Noise Level: The composite of noise from all sources, near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

C-Weighted Sound Level: The sound pressure level in decibels as measured on a sound level meter using the C-weighted filter network. The C-weighting filter greatly de-emphasizes very high frequency components of the sound and slightly de-emphasizes the very low frequency components. A numerical method of rating human judgment of loudness.

Community Noise Equivalent Level (CNEL): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five (5) decibels to sound levels in the evening from 7:00 to 10:00 PM and after addition of ten (10) decibels to sound levels in the night before 7:00 AM and after 10:00 PM.

Decibel (dB): A unit for measuring the amplitude of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micro-pascals.

dB(A): A-weighted sound level (see definition above).

dB(C): C-weighted sound level (see definition above).

dB(Z): Z-weighted sound level (see definition of dB above).

Equivalent Sound Level (LEQ): The sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the actual time varying noise level. The energy average noise level during the sample period.

Habitable Room: Any room meeting the requirements of the Uniform Building Code or other applicable regulations which is intended to be used for sleeping, living, cooking or dining purposes, excluding such enclosed spaces as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms and similar spaces.

Human Sensitivity to Sound: In general, the healthy human ear can hear between 20 Hz to 20,000 Hz. Frequencies below 125 Hz are typically associated with low frequencies or bass. Frequencies between 125 Hz and 5,000 Hz are typically associated with mid-range tones. Finally, frequencies between 5,000 and 20,000Hz are typically associated with higher range tones.

The human ear is sensitive to changes in noise levels, depending on the frequency. Generally speaking, the healthy human ear is most sensitive to sounds between 1,000 Hz and 5,000 Hz (A-weighted scale) and perceives a sound within that range as being more intense than a sound with a higher or lower frequency with the same magnitude. At lower and higher frequencies, the ear can become less sensitive depending on a number of factors. Table 1 provides a brief summary of how humans perceive changes in noise levels.

Table 1: Change in Noise Level Characteristics¹

Changes in Intensity Level, dBA	Changes in Apparent Loudness
1	Not perceptible
3	Just perceptible
5	Clearly noticeable
10	Twice (or half) as loud

https://www.fhwa.dot.gov/environMent/noise/regulations_and_guidance/polguide/polguide02.cfm

L(n): The A-weighted sound level exceeded during a certain percentage of the sample time. For example, L10 in the sound level exceeded 10 percent of the sample time. Similarly, L50, L90 and L99, etc.

Noise: Any unwanted sound or sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. The State Noise Control Act defines noise as "...excessive undesirable sound...".

Percent Noise Levels: See L(n).

Sound Level (Noise Level): The weighted sound pressure level obtained by use of a sound level meter having a standard frequency-filter for attenuating part of the sound spectrum.

Sound Level Meter: An instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.

Single Event Noise Exposure Level (SENEL): The dB(A) level which, if it lasted for one second, would produce the same A-weighted sound energy as the actual event.

Appendix B
Proposed Site Plan



Appendix C

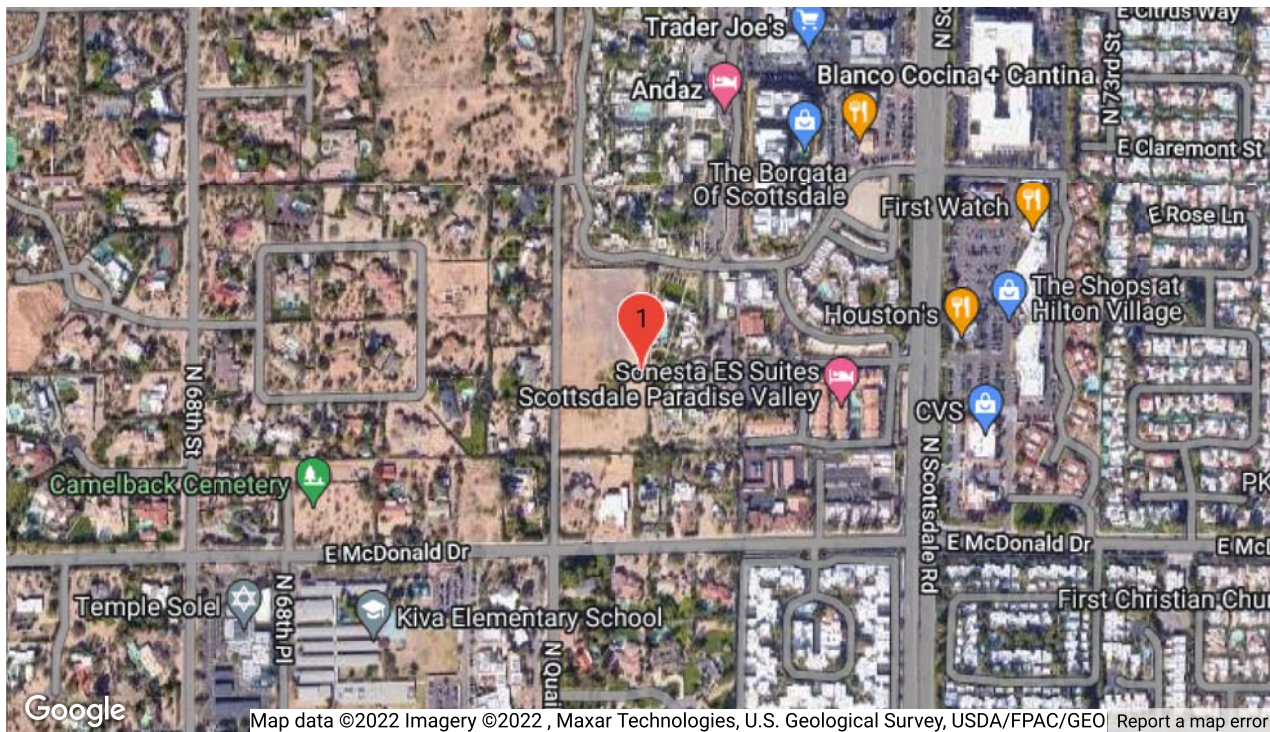
Long Term Noise Measurement

24-Hour Continuous Noise Measurement Datasheet

Project Name: Andaz Expansion
Project: #/Name: 1026-2022-001
Site Address/Location: 6114 N Scottsdale Rd
Date: 07/22/2022
Field Tech/Engineer: Shon Baldwin

Site Observations:
Mostly cloudy, highs of 111 F, lows of 91 F.

Sound Meter: Piccolo 2, Soft dB **SN:** P0222022803
Settings: A-weighted, slow, 1-min, 24-hour duration
Site Id: NM 1



24-Hour Continuous Noise Measurement Datasheet - Cont.

Project Name: Andaz Expansion
Site Address/Location: 6114 N Scottsdale Rd
Site Id: NM 1

Figure 1:



24-Hour Continuous Noise Measurement Datasheet - Cont.

Project Name: Andaz Expansion Site Address/Location: 6114 N Scottsdale Rd Site Id: NM 1	Site Topo: Flat Meteorological Cond.: Partly cloudy, temperatures ranged from 91-111 F, humidity ~10-15% Ground Type: Dirt	Day: 1 of 1 Noise Source(s) w/ Distance: Traffic at about 300 ft
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Table 1: Baseline Noise Measurement Summary

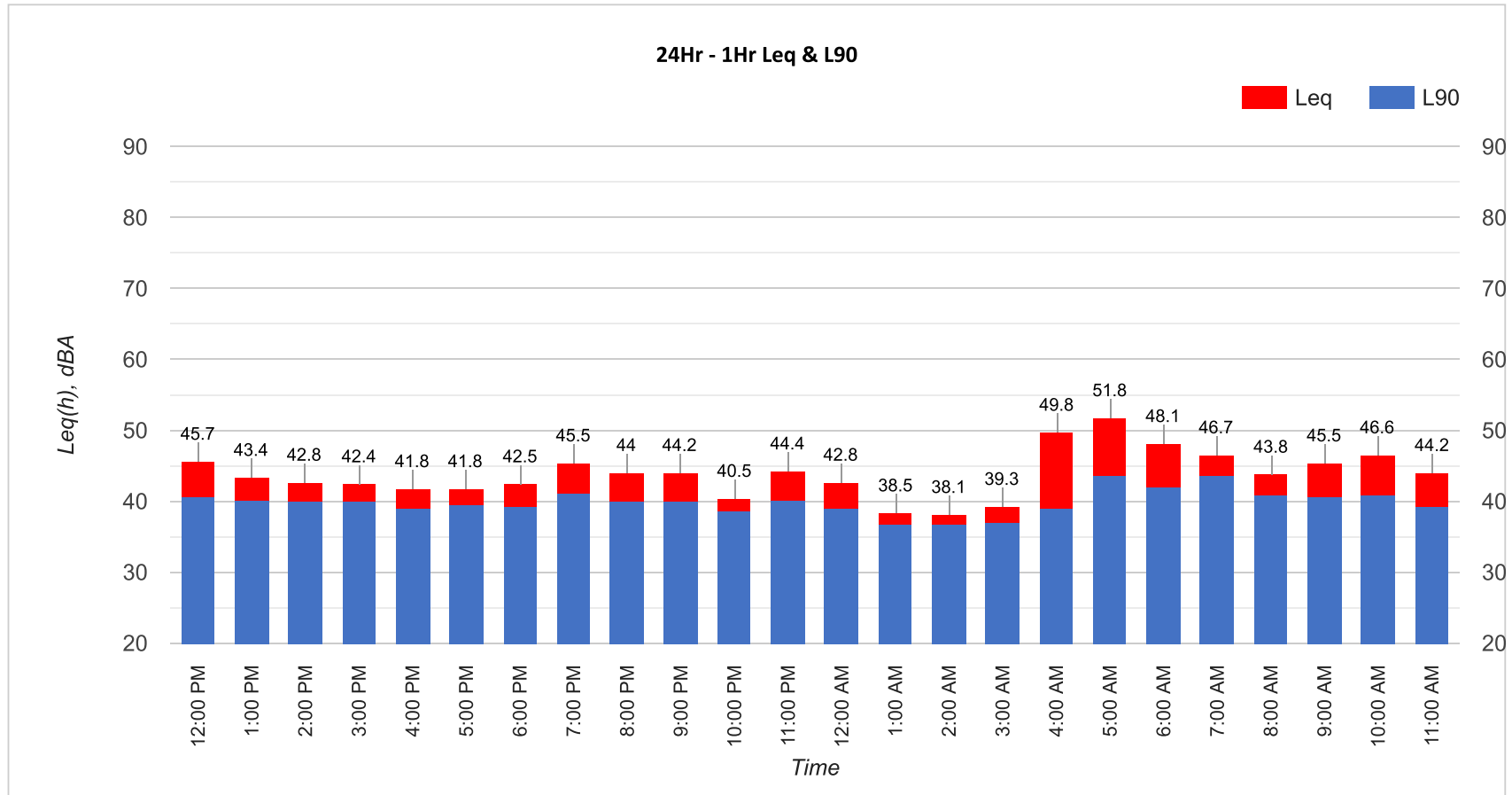
Date	Start	Stop	Leq	Lmax	Lmin	L2	L8	L25	L50	L90
7/22/2022	12:00 PM	1:00 PM	45.7	74.5	37.3	51.6	47.9	45.5	43.7	40.7
7/22/2022	1:00 PM	2:00 PM	43.4	53.5	36.8	47.5	46.9	43.6	42.4	40.3
7/22/2022	2:00 PM	3:00 PM	42.8	58.3	36.2	46.4	45.2	43.5	42.1	39.9
7/22/2022	3:00 PM	4:00 PM	42.4	57	37	45.8	44.5	42.8	41.9	40
7/22/2022	4:00 PM	5:00 PM	41.8	57.4	36.4	47	43.4	42.5	40.8	39.2
7/22/2022	5:00 PM	6:00 PM	41.8	56.3	36.8	45.2	43.8	42.4	41.3	39.5
7/22/2022	6:00 PM	7:00 PM	42.5	57.1	36.7	47.3	45.5	42.7	41.4	39.3
7/22/2022	7:00 PM	8:00 PM	45.5	55.5	37.3	49.4	48.9	47.8	43	41.1
7/22/2022	8:00 PM	9:00 PM	44	57.4	36.9	49.2	48.1	44.9	41.7	40
7/22/2022	9:00 PM	10:00 PM	44.2	67.7	38.1	47.6	46.2	43.5	41.7	40.1
7/22/2022	10:00 PM	11:00 PM	40.5	53.3	37.5	45.4	42.1	40.6	39.7	38.6
7/22/2022	11:00 PM	12:00 AM	44.4	61.5	37.8	51.1	48.5	44.3	42.2	40.3
7/23/2022	12:00 AM	1:00 AM	42.8	59.8	37.2	48.1	45.6	43.6	41.9	39.1
7/23/2022	1:00 AM	2:00 AM	38.5	52.2	35.8	43.3	41	38.4	37.5	36.8
7/23/2022	2:00 AM	3:00 AM	38.1	48.7	35.5	41.7	39.1	38	37.7	36.8
7/23/2022	3:00 AM	4:00 AM	39.3	44.5	35.6	42.1	41.5	40.5	38.7	37
7/23/2022	4:00 AM	5:00 AM	49.8	71.5	36.2	56.5	54.1	50.8	46.6	39
7/23/2022	5:00 AM	6:00 AM	51.8	67.3	40.4	57.6	55.8	52.7	50.2	43.7
7/23/2022	6:00 AM	7:00 AM	48.1	72	39.5	53.9	51.6	47.7	44.5	42.1
7/23/2022	7:00 AM	8:00 AM	46.7	65.5	40.7	53	49.6	46.7	45.1	43.7
7/23/2022	8:00 AM	9:00 AM	43.8	66.9	38.4	48	46.1	44.2	42.6	40.8
7/23/2022	9:00 AM	10:00 AM	45.5	65	38.1	49.9	47.6	44.9	42.6	40.7
7/23/2022	10:00 AM	11:00 AM	46.6	61	37.9	52.2	50.4	48.1	44.6	40.9
7/23/2022	11:00 AM	12:00 PM	44.2	56.6	36.1	50.4	48.1	45	41.7	39.3

	DNL	52.2
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24-Hour Continuous Noise Measurement Datasheet - Cont.

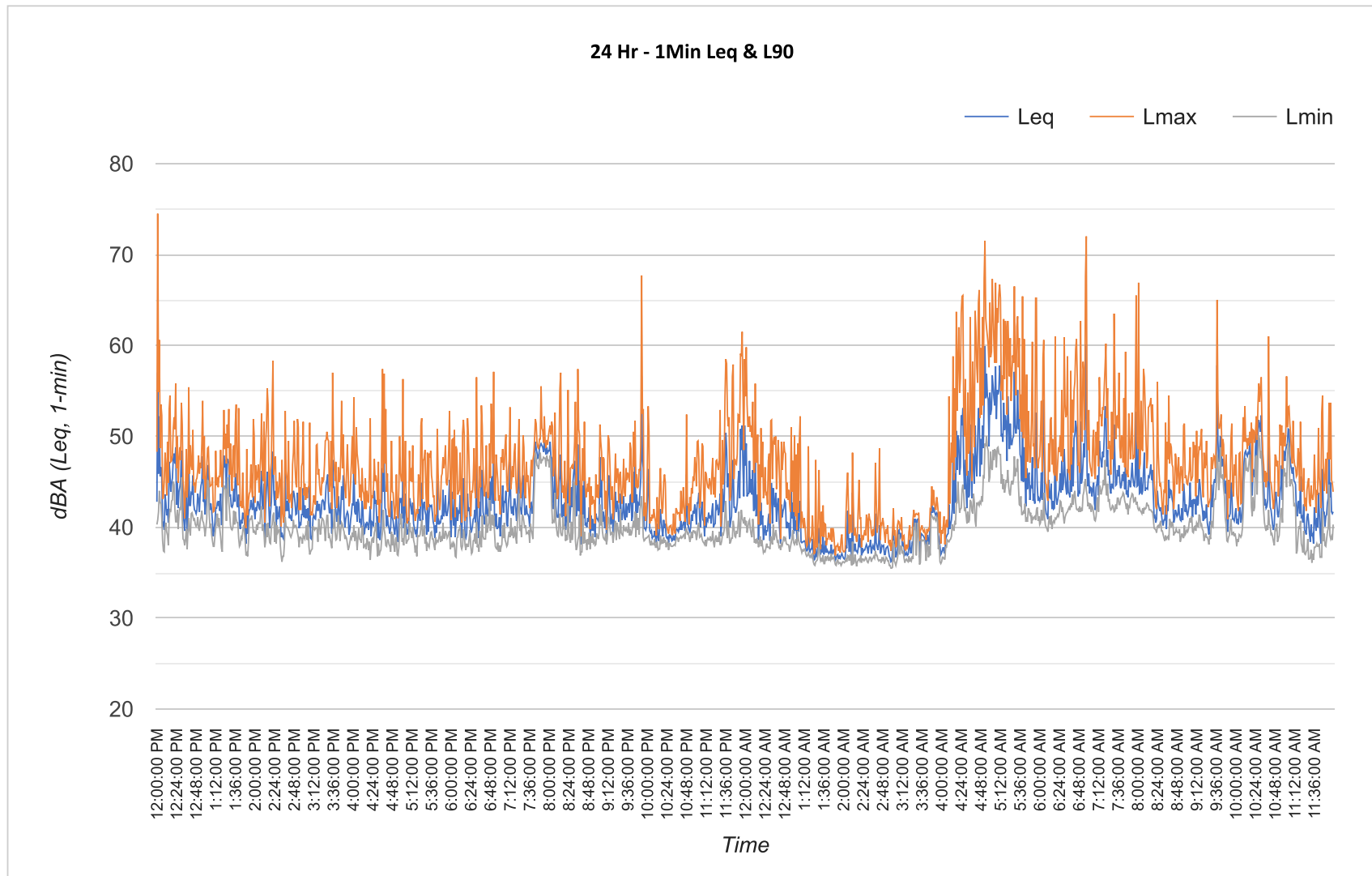
Project Name: Andaz Expansion
Site Address/Location: 6114 N Scottsdale Rd
Site Id: NM 1

Site Topo: Flat
Meteorological Cond.: Partly cloudy,
 temperatures ranged from 91-111 F, humidity ~10-15%
Ground Type: Dirt
Day: 1 of 1
Noise Source(s) w/ Distance: Traffic at about 300 ft



24-Hour Continuous Noise Measurement Datasheet - Cont.

Project Name:	Andaz Expansion	Site Topo:	Flat	Day:	1 of 1
Site Address/Location:	6114 N Scottsdale Rd	Meteorological Cond.:	Partly cloudy, temperatures ranged from 91-111 F, humidity ~10-15%	Noise Source(s) w/ Distance:	Traffic at about 300 ft
Site Id:	NM 1	Ground Type:	Dirt		



December 5, 2022

Mr. Gary Stougaard
PV Scottsdale Hotel Owner SPE, LLC
5721 Chelsea Avenue
La Jolla, CA 92037

Subject: ANdAZ Scottsdale Resort and Bungalows Expansion– Noise Impact Study Addendum – Town of Paradise Valley, AZ

Dear Mr. Stougaard:

MD Acoustics, LLC (MD) is pleased to provide this noise impact study addendum in conjunction with the report dated 8/3/2022 as it relates to proposed operations and events at the ANdAZ Scottsdale Resort and Bungalows Expansion located at 6114 North Scottsdale Road, Scottsdale, AZ. This addendum is intended to clarify the original recommendations provided for this project.

1. The modeled noise levels show that worst-case scenario noise levels will be consistent with the existing noise environment (42-47 dBA daytime noise levels). The only source of noise for the proposed Bungalows is the backyard areas, which will be subject to the regulations of Paradise Valley. The noise levels from the proposed expansion will not exceed the Town Noise Limits.
2. The proposed Bungalows expansion will scatter the sound and reduce noise levels from the wedding event lawns to the surrounding neighbors. The previous report modeled the minimum wall height of 5', and it met the requirements. Per the project plans, an 8' CMU wall will be included along the south property line, which will further reduce the noise propagating from the existing event space to the surrounding uses.
3. Previously, MD was contracted by the Town of Paradise Valley to perform noise studies for several resorts, including the ANdAZ Scottsdale Resort. In a partnership with the Town and the resorts, real-world measurements were taken on location regarding the sound propagation during typical outdoor venue use, and acoustical models were developed to compare typical noise levels with noise levels expected when various noise control solutions are implemented. Working with the Town and the ANdAZ resort, MD provided solutions agreeable to both parties to reduce the noise impact. The proposed Bungalows will further aid in reducing noise from events at the ANdAZ resort by providing additional buildings and walls between the event lawns and the nearby residences.

If you have any questions regarding this analysis, please call our office at (602) 774-1950.

Sincerely,
MD Acoustics, LLC



Samuel Hord, INCE
Acoustical Consultant

To: Town of Paradise Valley
6401 E Lincoln Drive
Paradise Valley, Arizona 85253

From: Eric Maceyko
EPS Group, Inc.
1130 N. Alma School Rd., Ste. 120
Mesa, AZ 85201

Date: July 15, 2022

Re: **Andaz Scottsdale Resort and Bungalows**
Trip Generation Comparison – FIRST REVISION



An expansion of the current Andaz Scottsdale Resort & Bungalows development is being proposed on a 5-acre parcel adjacent to the southwest corner of the existing resort. The proposed development will be comprised of 10 resort villa rental units. They will include four two-bedroom units of approximately 2,100 square feet, five three-bedroom units of approximately 2,600 square feet and one four-bedroom unit of approximately 4,000 square feet. Access to the new development will be provided solely through the existing resort property. No direct vehicular or pedestrian access to / from the adjacent Quail Run Road is planned. A copy of the site plan is attached to this letter.

A previous traffic analysis was conducted for a potential redevelopment of the entire property (inclusive of the 5-acre parcel) that included different uses for this site. The *Cottonwoods Resort Traffic and Parking Impact Analysis* was completed in September 2013 by Kimley-Horn and Associates, Inc. The previously planned development for the 5-acre site included single-family resort residential dwelling units. A copy of the pertinent excerpts from this study are attached to this letter.

The estimated trip generation for the previously approved and currently proposed development was determined through the procedures and data contained within the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, published in September 2021. This document provides traffic volume data from existing developments throughout North America that can be utilized to estimate vehicle trips that might be generated from developments. The traffic data are provided for 179 different categories, or Land Use Codes (LUC). The estimated traffic volume is dependent upon independent variables defined by the characteristics and size of each LUC. It should be noted that all data plots and statistics presented in the manual are based on data collected prior to the COVID-19 pandemic. Trip generation was conducted as detailed below.

The most appropriate data to estimate trips for the previous development are provided by ITE Land Use Code 210 – Single-Family Detached Housing. Since the previous report considered the entire site as a whole, the proportion of the total trip generation for the single-family resort residential uses was utilized as a function of the individual 5-acre site (approximately 19 single-family dwelling units). The complete calculation results for the previously planned land use are summarized in the following table:

Table 1: Total Trip Generation – Previous Development

DESCRIPTION OF LAND USE				VEHICLE GENERATED TRIPS						
				Daily	AM Peak Hour			PM Peak Hour		
Land Use	ITE LUC	SIZE		Total	Enter	Exit	Total	Enter	Exit	Total
Resort Residential	210	19	DU	219	4	12	16	13	8	21

The most appropriate data to estimate trips for the proposed development are provided by ITE Land Use Code 330 – Resort Hotel. The complete calculation results for the new proposed land use are summarized in the following table:

Table 2: Total Trip Generation – Proposed Development

DESCRIPTION OF LAND USE				VEHICLE GENERATED TRIPS						
				Daily	AM Peak Hour			PM Peak Hour		
Land Use	ITE LUC	SIZE		Total	Enter	Exit	Total	Enter	Exit	Total
Resort Hotel	330	10	Units	80*	2	1	3	2	2	4

**no daily trip data available for LUC 330, so data from LUC 310 (Hotel) was utilized as a substitute*

Copies of the trip generation output sheets are attached to this letter. The following table summarizes the two (2) trip generation calculations and compares the differences between the previously planned land use and the new proposed land use.

Table 3: Trip Generation Comparison

TIME PERIOD	PREVIOUS	PROPOSED	COMPARISON
WEEKDAY			
Total	219	80	-139
AM PEAK HOUR			
Total	16	3	-13
Enter	4	2	-2
Exit	12	1	-11
PM PEAK HOUR			
Total	21	4	-17
Enter	13	2	-11
Exit	8	2	-6

Based on the trip generation calculations, the new proposed land uses are anticipated to generate 139 less daily trips, 13 less morning peak hour trips and 17 less evening peak hour trips than the previously planned land use. It is also important to note that the proposed 10 additional hotel guestroom structures will bring the total guestroom inventory to 195 guestrooms. This is less than the 201 total units approved by the Town of Paradise Valley in 2015.

ATTACHMENTS

Site Plan
Previous Report Excerpts
Trip Generation Output Sheets



Expires: 6/30/2023



ANdAZ | Resort Expansion

Conceptual Site Plan

05 April 2022

burton
Landscape Architecture Studio



Kimley-Horn
and Associates, Inc.

September 4, 2013

Mr. James Shano, P.E.
Public Works Director
Town of Paradise Valley
6401 E. McDonald Drive
Paradise Valley, AZ 85253



■
Suite 300
7740 N. 16th Street
Phoenix, Arizona
85020

**Re: Cottonwoods Resort - Paradise Valley, Arizona
Major Special Use Permit (SUP) Amendment
Traffic and Parking Impact Analysis – Revision No. 1**

Dear Mr. Shano:

This letter discusses the anticipated traffic and parking impacts of redevelopment plans for the Cottonwoods Resort. The redevelopment plans discussed in this letter are the subject of an application currently under consideration by the Town of Paradise Valley for a major amendment to the Cottonwoods Resort Special Use Permit (SUP). The Cottonwoods Resort is operating under an existing SUP that covers 22 acres of privately owned contiguous parcels (the main resort site) located south of Lincoln Drive; west of Scottsdale Road; north of McDonald Drive; and east of Quail Run Road.

Overview

The Cottonwoods application requests an increase in the SUP coverage area, from 22.5 acres to 27.5 acres; and an increase in the maximum allowable number of resort guest/residential units, from 172 units to 282 units. A vicinity map and project site breakdown is presented in attached **Exhibit A**. A conceptual site plan for the property is presented in attached **Exhibit B**. Also attached to this letter are five additional exhibits (**Exhibits C through G**) displaying traffic impact information in a graphic format; and three pages of tables (**Tables 1 through 13**) that summarize the quantitative information and opinions discussed below.

Executive Summary

The information provided with this letter demonstrates the following:

- Cottonwoods redevelopment will add fewer than 80 trips to Rose Lane during either peak hour. Rose Lane and the Scottsdale/Rose intersection have enough capacity remaining to accommodate all of this trip generation, as well as all of the traffic anticipated to



TEL 602 944 5500
FAX 602 944 7423



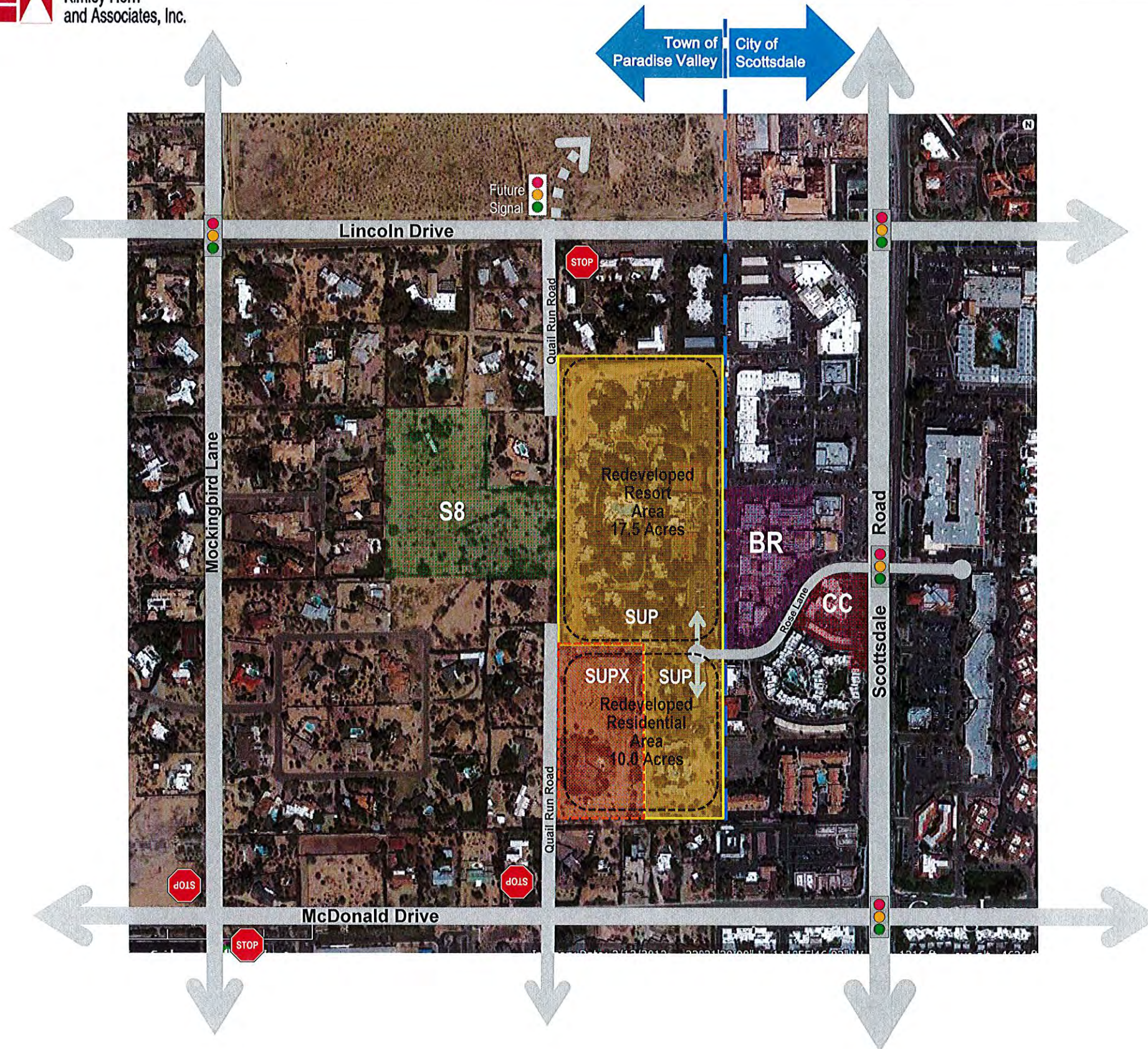
come from the recently approved “commercial to residential” land use conversion of the rear portion of the Borgata property, which is located adjacent to the Cottonwoods property.

- Daily traffic volumes on Rose Lane will be lower, after the Cottonwoods and Borgata sites have been redeveloped than it would have been if the Borgata site remained commercial.
- Peak hour level of service at the Scottsdale/Rose intersection is expected to remain in the acceptable level of service range after Cottonwoods is completely redeveloped, without any traffic impact mitigation on Rose Lane, and regardless of whether or not any access to the Cottonwoods is provided on Quail Run Road.
- Approval of the Cottonwoods application will add no traffic to Quail Run Road, except during emergencies, as required by the Town. In fact, the Cottonwoods redevelopment will actually reduce the potential future traffic volume on Quail Run Road, by relocating access for the 5-acre expansion parcel currently accessed from Quail Run Road, to Rose Lane.
- Even if Cottonwoods residential (and not resort) access was to be provided along Quail Run Road (a dual access scenario), the amount of Cottonwoods traffic that would use Quail Run would be minimal (approximately 104 vehicles per day, and fewer than 20 vehicles during either peak hour).
- The proposed redevelopment of the Cottonwoods property should not be the basis for determining when or how to close the existing “gap” in Quail Run Road because, regardless of which the above cited access scenarios is implemented, the amount of traffic this project would add to Quail Run Road would be minimal.
- The determination as to how and when to complete the rest of Quail Run Road between Lincoln and McDonald, should not occur without the following:
 - Specific consideration of the potential future use of the eight acres of undeveloped Sunchase property located to the west of the Cottonwoods site;
 - support of an alignment from existing owners of property along this segment of Quail Run Road; and
 - additional traffic impact analysis.
- The parking proposed for the Resort redevelopment is adequate.

Details of the Proposed Redevelopment

The Cottonwoods application currently under consideration by the Town of Paradise Valley proposes the following:

1. The Cottonwoods application proposes to redevelop the existing 22.5-acre SUP governed portion of the resort property, in a



LEGEND

- SUP** Existing Cottonwoods Resort/SUP Area – 22.5 Acres
- SUPX** Proposed Cottonwoods SUP Expansion Parcel – 5.0 Acres
- CC** Cottonwoods Commercial Parcel – 2.7 Acres
(Not a part of this application)
- BR** Borgata Redevelopment Site - 5.2 Acres
(Not a part of this application)
- S8** Sunchase Property - 8.0 Acres
(Not a part of this application)
- Existing Signalized Intersection
- Recognized Future Signalized Intersection
- Stop Sign Controlled Intersection Approach

September 2013

Vicinity Map and Context Plan

Cottonwoods Resort Special Use Permit Amendment – Traffic Impact and Parking Analysis - Rev. 1

Exhibit
A



Not to Scale



Building Type	Building Area	Overhang Area	Buildings / Floors	Units Per Building	Total Units	Total Building Area	Total Overhang Area	Total Coverage
Existing	B3	2438	512	4	20	9,752	2042	11,800
	B4	2687	688	5	25	13,435	3440	16,875
	B7	2675	720	7	35	18,735	5040	23,775
	B8	2924	820	4	10	17,544	4020	21,564
	B9	2954	804	6	30	17,604	4824	22,428
	B10	2354	576	1	5	2,354	576	2,930
	Bar	164	1	1			164	164
	Canopy	144	1				144	144
	Reception	529	1	1		529		529
	Total Existing				145	79,939	21,356	101,295
New	Lobby/Mtg	8500		1		8,500		8,500
	Pool Ramada		324	3			972	972
	Pool Bldg	648		1		648		648
Total Phase 1						89,087	22,328	111,415

Building Type	Building Area	Overhang Area	Buildings	Units Per Building	Total Units	Total Building Area	Total Overhang Area	Total Coverage
Phase 2	C1	3090		15	15	45,000		45,000
	C2	2400		32	32	76,800		76,800
Total Phase 2						121,800		121,800

Building Type	Building Area	Overhang Area	Floors	Units Per Floor	Total Units	Total Building Area	Total Overhang Area	Total Coverage
Phase 3	D1	14,300		15	45	42,900		14,300
	D2	14,300		15	45	42,900		14,300
Total Phase 3						85,800		28,600

Total Coverage								211,815
Total Floor Area						236,607		
Total Units					282			
Remaining Allowable Floor Area						3,743		

Phase 1 Lot Area	708,149 Sq Ft
Phase 2 Lot Area	413,172 Sq Ft
TOTAL LOT	1,301,321 Sq Ft
Total Allowable Coverage (0.25 x Lot Area)	300,130 Sq Ft
Existing Coverage	101,295 Sq Ft
Additional Allowable Coverage	198,835 Sq Ft

Current Coverage of Parcel	15%
Current FAR of Parcel	12%
Phase 2 Total Coverage	233,215 Sq Ft
Phase 2 Coverage Ratio	18%
Phase 2 Total Floor Area	210,687 Sq Ft
Phase 2 FAR	18%

Phase 3 Total Coverage	281,815
Phase 3 Coverage Ratio	22%
Phase 3 Total Floor Area	236,687
Phase 3 FAR	25%



SCS ADVISORS, INC

The Cottonwoods Resort
Paradise Valley, AZ

17 April 2013

Conceptual Site Plan

NelsenPartners
www.nelsenpartners.com

September 2013

Conceptual Site Plan

Cottonwoods Resort Special Use Permit Amendment – Traffic and Parking Impact Analysis - Rev. 1

Exhibit
B

Trip Generation Comparison of Alternative SUP Amendment Scenarios

Tables 1 thru 3

Table 1 - Cottonwoods Trip Generation as currently proposed (the "With SUP Amendment" Scenario)

Land Use	ITE Land Use Code	Quantity	Units	Trips Generated ⁽¹⁾						
				Daily Total	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Cottonwoods Resort Residential (Inclusive of 5 Acre Expansion Parcel)	210	47	Dwelling Units	448	9	26	35	30	17	47
Cottonwoods Resort Hotel/Casita	330	235	Guest Units	1,920 ⁽²⁾	53	20	73	43	56	99
Totals		282		2,368	62	46	108	73	73	146

Table 2 - Trip Generation as already allowed (the "Without SUP Amendment" Scenario)

Land Use	ITE Land Use Code	Quantity	Units	Trips Generated ⁽¹⁾						
				Daily Total	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Cottonwoods Resort Residential (Exclusive of 5-Acre Expansion Parcel)	210	1	Dwelling Units	10	0	1	1	1	0	1
Cottonwoods Resort Casita	330	171	Guest Units	1,398 ⁽²⁾	38	15	53	31	41	72
Totals		172		1,408	38	16	54	32	41	73

Trip Generation Source - Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition

⁽¹⁾ No daily estimate available for Resort Hotel. Daily Hotel rate (ITE land use code 310) used to estimate daily trips.

Table 3 - Cottonwoods SUP Amendment Trip Generation Impact Summary

Trip Generation Increase/(Reduction) Resulting from SUP Amendment Approval	Daily	AM Peak Hour	PM Peak Hour
	960 Trips	54 Trips	73 Trips

Notes:

1) Trip Generation Source - Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition

2) No daily estimate available for Resort Hotel. Daily Hotel rate (ITE land use code 310) used to estimate daily trips.

Hotel (310)

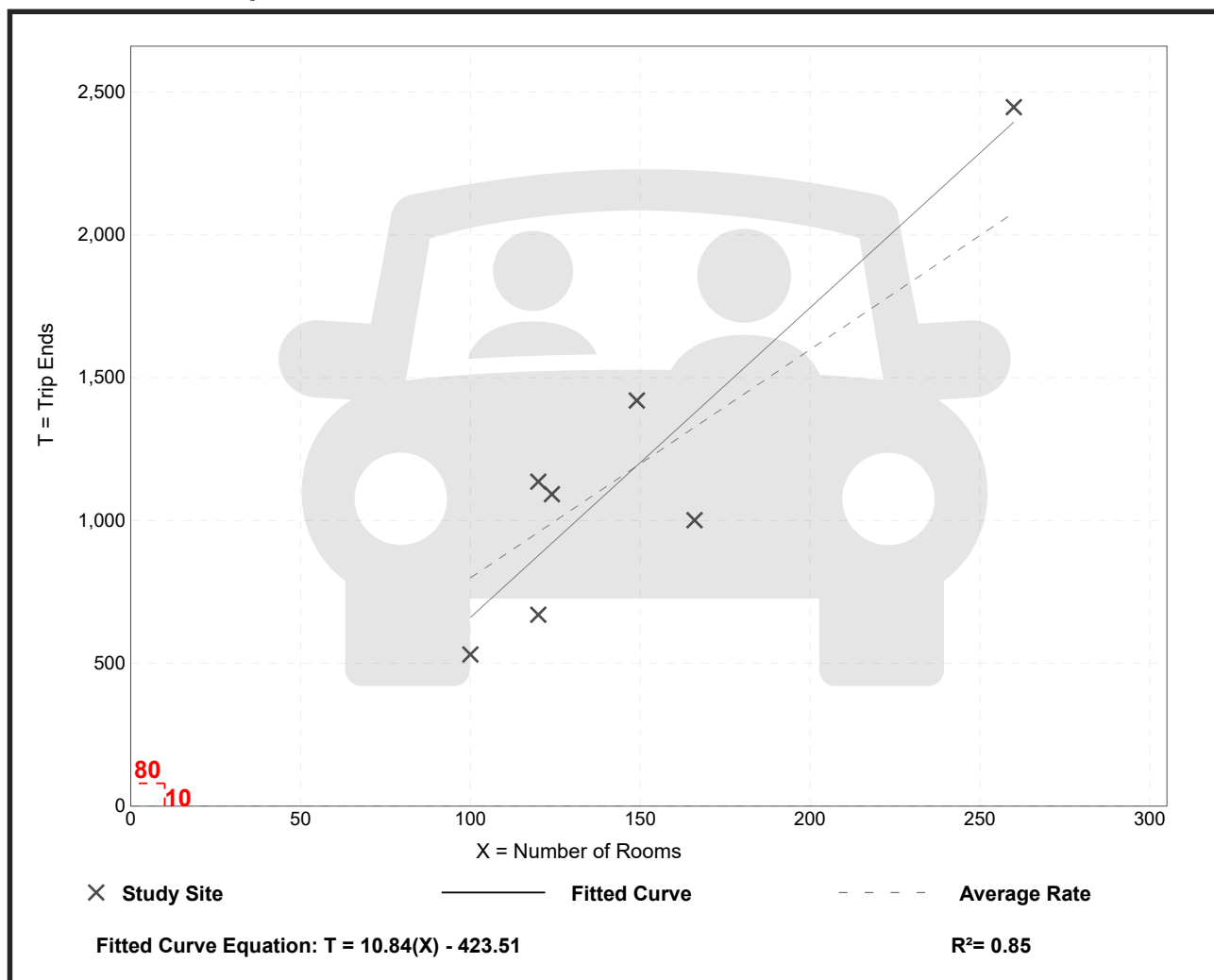
Vehicle Trip Ends vs: Rooms
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. Num. of Rooms: 148
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
7.99	5.31 - 9.53	1.92

Data Plot and Equation



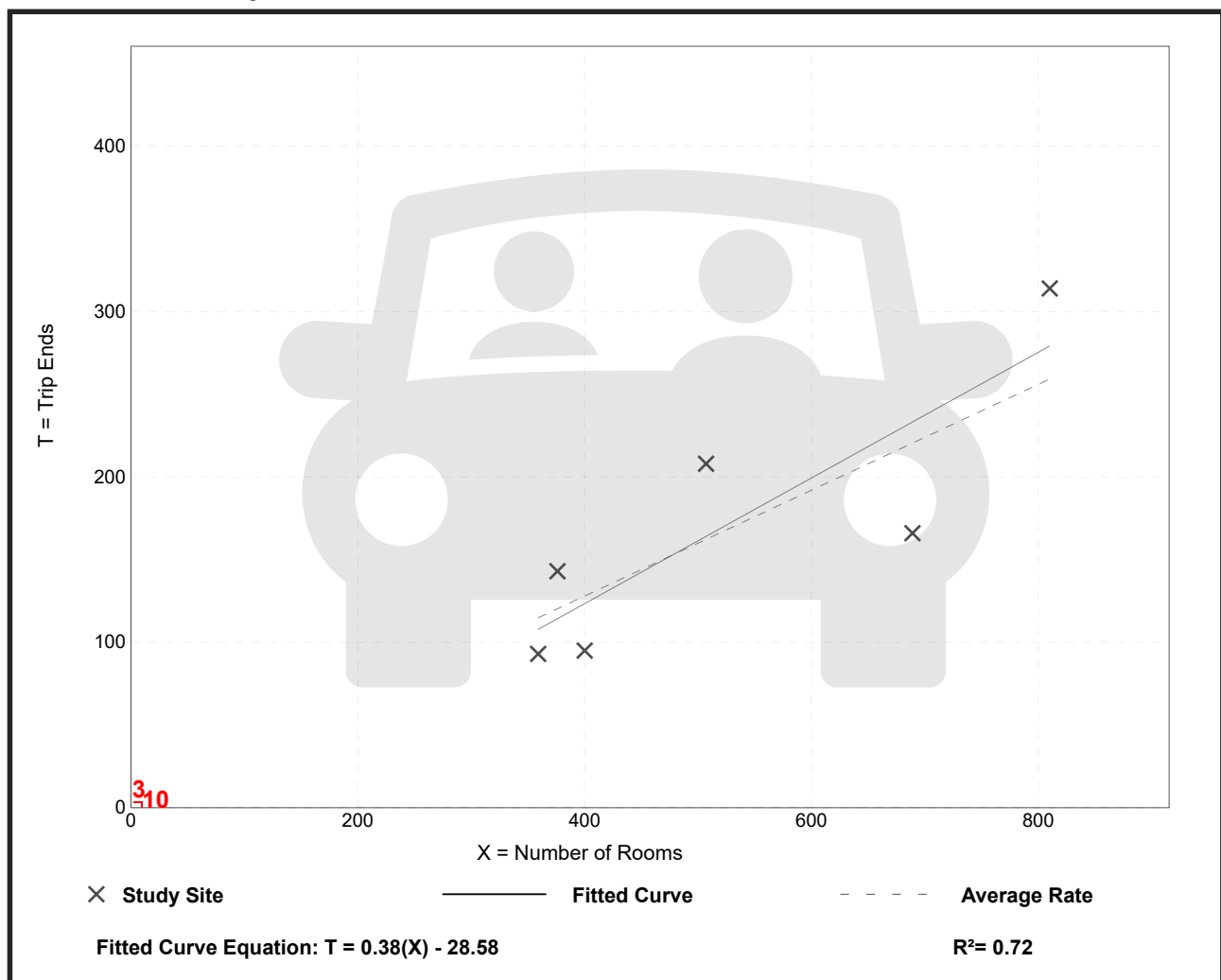
Resort Hotel (330)

Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 6
 Avg. Num. of Rooms: 524
 Directional Distribution: 72% entering, 28% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.32	0.24 - 0.41	0.08

Data Plot and Equation



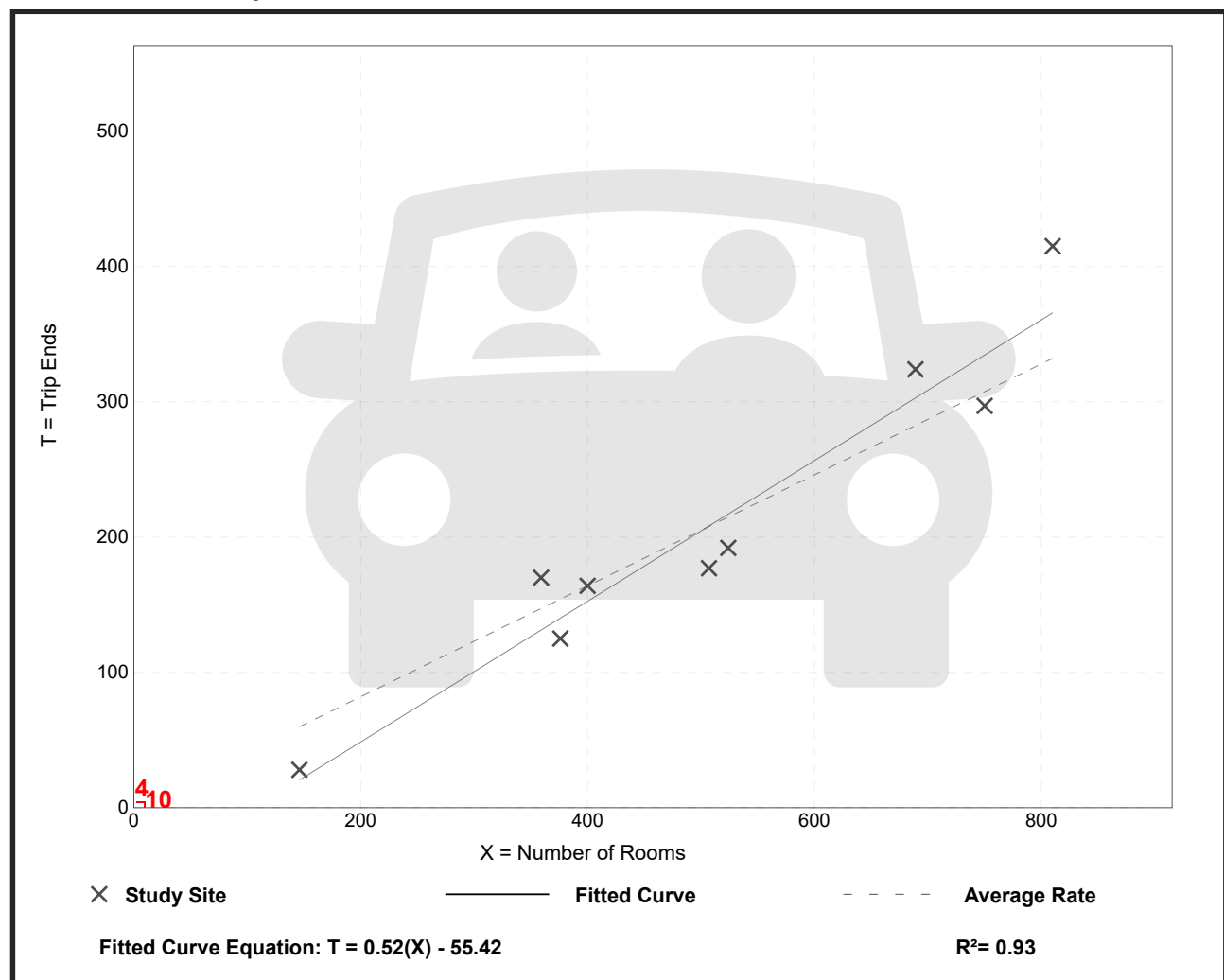
Resort Hotel (330)

Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 9
 Avg. Num. of Rooms: 507
 Directional Distribution: 43% entering, 57% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.41	0.19 - 0.51	0.08

Data Plot and Equation



Single-Family Detached Housing

(210)

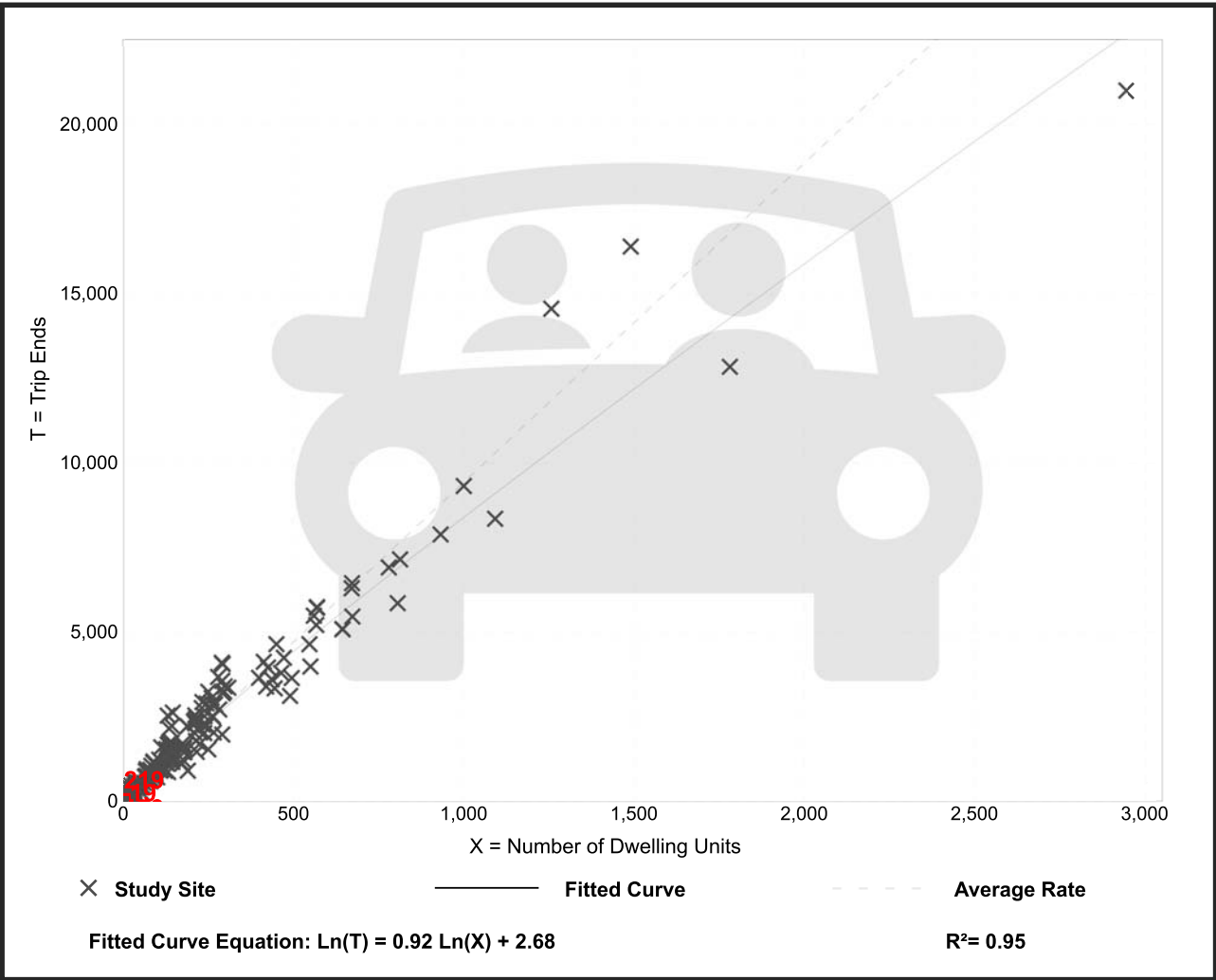
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Single-Family Detached Housing

(210)

Vehicle Trip Ends vs:

Dwelling Units

On a:

Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location:

General Urban/Suburban

Number of Studies:

192

Avg. Num. of Dwelling Units:

226

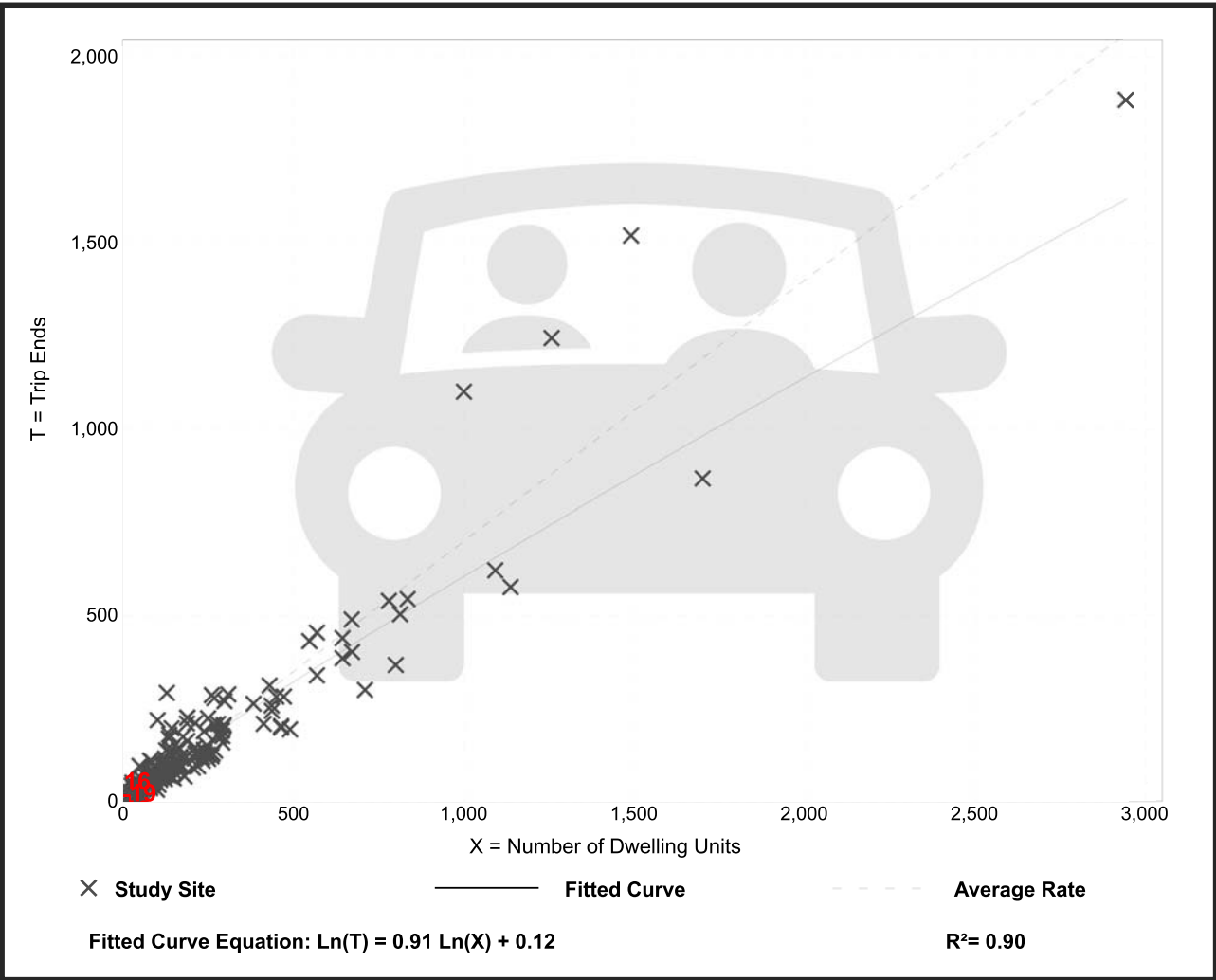
Directional Distribution:

26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Single-Family Detached Housing

(210)

Vehicle Trip Ends vs:

Dwelling Units

On a:

Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Number of Studies:

208

Avg. Num. of Dwelling Units:

248

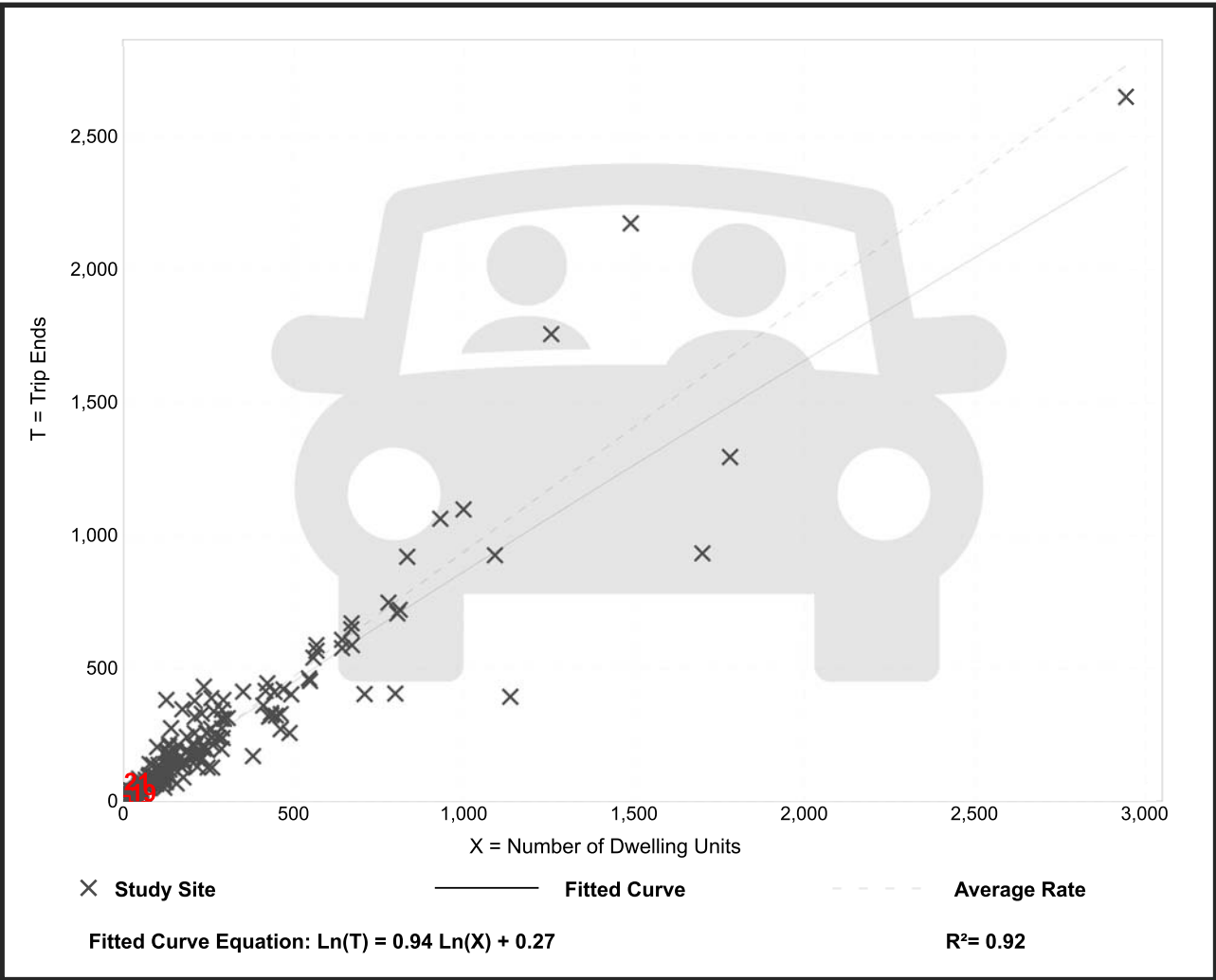
Directional Distribution:

63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



ANDAZ RESORT EXPANSION WATER SYSTEM ANALYSIS REPORT

May 18, 2022

Project Description:

The project site is rectangular in shape and encompasses approximately 5.03 acres and is currently undeveloped and vacant. The proposed development for the site includes construction of 10 new villas, ranging in size from approximately 2,145 sq. ft. (2-bedroom) to 4,070 sq. ft. (4-bedroom) with a new private 24-foot wide access drive. Proposed improvements will also include extensions of the private on-site sewer, water and fire lines to provide service to each villa and a proposed stormwater retention basin located at the south side of the site to provide the required stormwater retention volume.

The intent of this water design memo is to identify Average Day Demands, Maximum Day Demand and Peak Hour design flows for the proposed development as well as determine Fire Flow requirements for the proposed hydrant. The existing on-site fire and water loop is private and ultimately connects to public water lines owned and operated by EPCOR Water Arizona Inc.

Site Information:

Assessor's Parcel No.: 174-65-004C

Site Address: 6041 N. Quail Run
Paradise Valley, AZ 85253

Site Area: 219,027 sq. ft. (5.03 acres)

Tie-In to Existing System:

The proposed water line for this project will tie into an existing 6-inch private water line on the existing resort property, just north and east of the project site. This existing 6-inch line is served by two (2) existing 2" meters and loops through the existing resort property providing domestic service to each existing building.

The proposed fire line for this project will tie into an existing 6-inch private fire line on the existing resort property, just north and east of the project site. This existing 6-inch line loops through the existing resort property and provides fire flow to all fire hydrants and sprinkler systems.

Average Daily Demands:

To determine the Average Day Demands, the following references were used:

- EPCOR Developer & Engineering Guide, 2020.

Currently the site is zoned R-43 (single-family residential) however, as part of the development, the parcel is anticipated to be rezoned to SUP Resort. Given the proposed improvements include the construction of 10 new villas, the proposed usage is assumed to be more closely related to that of single-family residential, therefore the proposed water demands were determined by using the Single Family criteria outlined in the EPCOR Developer & Engineering Guide, as such:

Per the Demands Table under the Design Criteria for Water Systems, the Average Daily Unit Demand for this project is 360 gallons per day per dwelling unit (gpd/DU).

Therefore, the total Average Day Demand is:

$$(360 \text{ gpd/DU}) \times (10 \text{ DUs}) = \underline{\mathbf{3,600 \text{ gallons per day (gpd) = 2.5 gpm}}}$$

Maximum Day Demand and Peak Hour Flow:

In accordance with the Demands Table under the Design Criteria for Water Systems, the Maximum Day peaking factor and Peak Hour peaking factor are as follows:

Maximum Day Demand

$$\text{Max Day Demand} = \text{ADD} \times 1.8$$

Peak Hour Demand

$$\text{Peak Hour Demand} = \text{ADD} \times 3.0$$

Therefore, the Maximum Day Demand and Peak Hour Demand are:

$$\underline{\mathbf{\text{Maximum Day Demand} = (3,600 \text{ gpd}) \times 1.8 = 6,480 \text{ gpd} = 4.5 \text{ gpm}}}$$

$$\underline{\mathbf{\text{Peak Hour Demand} = (3,600 \text{ gpd}) \times 3.0 = 10,800 \text{ gpd} = 7.5 \text{ gpm}}}$$

Fire Flow:

In accordance with Section 13-1-6(A) of the current Town of Paradise Valley Town Code, as amended by Ordinance #2022-01, effective April 11, 2022, the minimum fire flow from all hydrants in the Town will be 1,500 gallons per minute.

To verify this required fire flow can be delivered to the proposed hydrant from the existing system, a full water model will be run on the system during the permitting process, utilizing current fire flow test data from existing adjacent hydrants.

Water System Criteria:

In accordance with the requirements of the EPCOR Developer & Engineering Guide:

- Minimum water pressures shall not be less than;
 - 55 psi static
 - 40 psi at Peak Hour
 - 20 psi at Max Day + Fire Flow
- Maximum pressures in excess of 80 psi will require service line pressure reducing valves.
- Water main velocities for all mains less than 16 inches in diameter shall not exceed ten (10) feet per second.

Please note that this analysis is conceptual in nature to determine the water demand loads associated with the proposed development and identify minimum fire flow requirements and operational criteria. A more detailed evaluation will be provided during the permitting process and closely coordinated with EPCOR Water Arizona Inc. as the water provider. All required plan approvals and permits will be obtained from EPCOR prior to the commencement of construction operations.



ANDAZ RESORT EXPANSION SEWER SYSTEM ANALYSIS REPORT May 17, 2022

Project Description:

The project site is rectangular in shape and encompasses approximately 5.03 acres and is currently undeveloped and vacant. The proposed development for the site includes construction of 10 new villas, ranging in size from approximately 2,145 sq. ft. (2-bedroom) to 4,070 sq. ft. (4-bedroom) with a new private 24-foot wide access drive. Proposed improvements will also include extensions of the private on-site sewer, water and fire lines to provide service to each villa and a proposed stormwater retention basin located at the south side of the site to provide the required stormwater retention volume.

The intent of this sewer design memo is to verify capacity of the new 8" private sewer main and that the existing downstream 8" public sewer line (owned by the City of Scottsdale) is sufficient to service the development. The existing on-site private sewer line ultimately connects to the City of Scottsdale public sewer in Rose Lane.

Site Information:

Assessor's Parcel No.: 174-65-004C

Site Address: 6041 N. Quail Run
Paradise Valley, AZ 85253

Site Area: 219,027 sq. ft. (5.03 acres)

Sewer Demand Calculations:

To determine the unit wastewater loads, the following references were used:

- City of Scottsdale Design Standards & Policies Manual (DSPM), 2018.

Currently the site is zoned R-43 (single-family residential) however, as part of the development, the parcel is anticipated to be rezoned to SUP Resort. Given the proposed improvements include the construction of 10 new villas, the proposed usage is assumed to be more closely related to that of single-family residential, therefore the proposed sewer demands were determined by using the Residential Design Flow criteria outlined in the City of Scottsdale DSPM, as such:

- Sanitary sewer lines 8 to 12 inches in diameter will be designed using 100 gallons per capita per day (gpcpd) and a peaking factor of 4.
- Residential densities are to assume 2.5 persons per dwelling unit.

Therefore, the proposed *Average Daily Flow* is:

$$\text{Total Average Daily Flow} = (100 \text{ gpcpd}) \times (2.5 \text{ persons/DU}) \times (10 \text{ DUs}) =$$

2,500 gal/day (1.74 gal/min)

Applying the peaking factor of 4 to determine *Total Peak Flow*:

$$\text{Total Peak Flow} = (4.0) \times (2,500 \text{ gal/day}) =$$

10,000 gal/day (6.94 gal/min)

Pipe Velocity and Capacity Calculations for Proposed Sewer Extension:

In accordance with the City of Scottsdale's DSPM, the depth to diameter ratio (d/D) for gravity sewer lines 12 inches in diameter or less shall not exceed 0.65 in the ultimate peak flow conditions. As such, the capacity of the proposed 8" diameter sewer was determined by setting the d/D ration at 0.65 to determine maximum design depth and then calculating the velocity and flow capacity using Manning's Equation. The results are summarized in the table below:

Sewer Size (D):	8	inches	
Mannings n-value (n):	0.013		
Slope (S):	0.010	ft/ft	
Hydraulic Radius (R):	0.192	ft	For d/D = 0.65
Manning Equation:	$V = (k/n) \times (R)^{2/3} \times (S)^{1/2}$		k = 1.486
Velocity (V), for d/D=0.65:	3.80	ft/sec	Min = 2.5 ft/sec Max = 10.0 ft/sec
Pipe Capacity:	0.91	cfs	Q = V x A
	<u>588,148</u>	<u>gal/day</u>	<u>OK</u>

Evaluation of Existing Downstream Public Sewer:

To determine the effects of the proposed improvements on the existing downstream public sewer, the calculated *Total Peak Flow* from above was added to the overall contributing flows from the existing resort at the connection point to the public sewer at Rose Lane. Per the Wastewater Basis of Design Report prepared by Hubbard Engineering, dated June 1, 2015, the contributing peak flows for the original Andaz Resort improvements are summarized below:

$$\text{Total Peak Flow} = \mathbf{424,789 \text{ gal/day}}$$

To analyze the existing 8" public sewer at the downstream connection, the proposed Total Peak Flow of 10,000 gal/day from the proposed improvements is added to overall Total Peak Flow listed above:

DS Total Peak Flow = 424,789 gal/day + 10,000 gal/day =

424,789 gal/day (295.00 gal/min) = 0.672 cfs

Calculating the full flow capacity of the existing 8" diameter downstream public sewer shows the existing line will have the capacity to handle the additional flow from the proposed improvements:

Sewer Size (D):	8	inches	
Mannings n-value (n):	0.013		
Slope (S):	0.0052	ft/ft	
Hydraulic Radius (R):	0.167	ft	R=D/4 (full pipe)
Manning Equation:	$V = (k/n) \times (R)^{2/3} \times (S)^{1/2}$		k = 1.486
Velocity (V), full pipe:	2.50	ft/sec	Min = 2.5 ft/sec Max = 10.0 ft/sec
Pipe Capacity:	0.87	cfs	Q = V x A
	<u>562,296</u>	<u>gal/day</u>	<u>OK</u>

Please note that this analysis is conceptual in nature to determine the feasibility of the existing sanitary sewer system to convey the additional flows from the proposed site development. A more detailed evaluation will be provided during the permitting process and closely coordinated with the City of Scottsdale as the owner of the downstream public sewer.

For further reference, a copy of the sewer capacity letter from the original Andaz Resort improvements is attached, citing Intergovernmental Agreement No. 980154 between the Town of Paradise Valley and the City of Scottsdale for acceptance and conveyance of sanitary sewage. It is anticipated that an updated copy of this letter will be obtained from the City of Scottsdale prior to the proposed development coming on-line.





Water Resources

9379 E. San Salvador
Scottsdale, AZ 85258

PHONE 480-312-5685
FAX 480-312-5615

July 10, 2013

Hubbard Engineering
1840 S. Stapley Drive, Suite 137
Mesa, AZ 85204

Attn: Shannon Wolfe, PE

Re: Sanitary sewer service to The Cottonwoods Resort in Paradise Valley, AZ

Dear Ms. Wolfe,

You have provided our City with an estimate of the proposed sanitary sewer flows to be generated by redevelopment of the Cottonwoods Resort property. These flows will not exceed the purchased capacity as described in Intergovernmental Agreement No. 980154 between the Town of Paradise Valley and the City for the acceptance and conveyance of sanitary sewage.

The City of Scottsdale's sanitary sewer collection system has sufficient capacity to accept the proposed flows and convey them to the City of Scottsdale's Princess metering station. Downstream of the Princess metering station, these flows enter into the Sub-regional Operating Group (SROG) Salt River Outfall (SRO) trunk line.

The City of Scottsdale has established operational requirements and maintenance procedures to assure efficient conveyance of sanitary sewer flows throughout its collection system.

If you have any questions regarding this information, please contact our office at 480-312-5685.

Sincerely,

A handwritten signature in black ink, appearing to be "DM" with a long horizontal line extending to the right.

Douglas L. Mann
Principal Planner

Email: Shannon Wolfe <swolfe@hubbardengineering.com>

ANDAZ RESORT EXPANSION
CONCEPTUAL DRAINAGE DESIGN MEMO
May 18, 2022

Project Description:

The project site is rectangular in shape and encompasses approximately 5.03 acres and is currently undeveloped and vacant. The proposed development for the site includes construction of 10 new villas, ranging in size from approximately 2,145 sq. ft. (2-bedroom) to 4,070 sq. ft. (4-bedroom) with a new private 24-foot wide access drive. Proposed improvements will also include extensions of the private on-site sewer, water and fire lines to provide service to each villa and a proposed stormwater retention basin located at the south side of the site to provide the required stormwater retention volume.

The intent of this Conceptual Drainage Design Memo is to preliminarily calculate the required volume of stormwater storage based on the Town of Paradise Valley standard drainage requirements and demonstrate that this required volume can be retained in an on-site above ground retention facility.

Site Information:

Assessor's Parcel No.: 174-65-004C

Site Address: 6041 N. Quail Run
Paradise Valley, AZ 85253

Site Area: 219,027 sq. ft. (5.03 acres)

Existing Site Conditions:

The existing property is currently vacant with minimal vegetation. The site slopes from west to east and there are no existing storm drain structures or retention facilities on-site.

Proposed Drainage Improvements:

The proposed development will include the construction of 10 new villas, each accessed off of a new private drive running north-south down the middle of the site. The proposed site grading will raise the elevation of each villa and provide a means of drainage around each towards the new private drive. From there, stormwater runoff will be routed down the gutter of the proposed drive to the south, where it will discharge into a new catch basin and be piped to the proposed above ground retention basin located at the south end of the property. The location of the proposed catch basin will also allow for an overland flow path to the new retention facility in the event that the catch basin becomes clogged or is inundated beyond its capacity.

Storm Water Storage:

In accordance with Section 3-2 of the current Town of Paradise Valley Storm Drainage Design Manual, the development will be required to retain runoff from the 100-year, 2-hour duration storm falling within the boundaries of the development. This volume is determined from the equation below:

$$V_r = C(R/12)A$$

where,

V_r = Required storage volume in cubic feet.

R = Precipitation amount = The depth in inches of the 100-year, 2-hour rainfall.

A = Area of disturbance in square feet.

C = Weighted average runoff coefficient over entire site.

For the subject property, the value of “ R ” is determined from NOAA Atlas 14 Point Precipitation Frequency Estimates at the location of the project. This value is 2.19” as found on a copy of NOAA Atlas 14, attached.

As the proposed land usage is assumed to be similar to a single family residential development, an average runoff coefficient, “ C ”, of 0.80 is used to reflect a “Medium Density Residential” land use category, per Table 3.2 of the Flood Control District of Maricopa County’s Drainage Design Manual, Hydrology, current issue.

Therefore, the required stormwater storage for the proposed site improvements has been calculated as such:

$$\mathbf{V_r = (0.80) \times (2.19/12) \times (219,027) = 31,978 \text{ cubic feet}}$$

A proposed above ground retention basin has been preliminarily sized to contain this required volume, and will be located at the south side of the property. As shown on the Conceptual Grading and Drainage Plan, the proposed basin will provide a total volume of 32,562 cubic feet at a maximum depth of three feet with 4:1 side slopes, per the Town’s Storm Drainage Design Manual requirements. A summary of the provided volume calculation is included at the end of this design memo.

Disposal of retained stormwater will be achieved utilizing drywells to ensure the required volume of water is drained within the required 36-hour maximum time period.





NOAA Atlas 14, Volume 1, Version 5
Location name: Paradise Valley, Arizona, USA*
Latitude: 33.5263°, Longitude: -111.9296°
Elevation: 1308.37 ft**

* source: ESRI Maps
** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps_&_aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.186 (0.156-0.227)	0.243 (0.204-0.297)	0.330 (0.275-0.401)	0.396 (0.328-0.481)	0.486 (0.397-0.587)	0.555 (0.447-0.667)	0.626 (0.495-0.750)	0.699 (0.543-0.836)	0.795 (0.601-0.952)	0.869 (0.644-1.04)
10-min	0.283 (0.237-0.346)	0.370 (0.311-0.452)	0.502 (0.418-0.611)	0.603 (0.500-0.732)	0.740 (0.603-0.893)	0.846 (0.680-1.01)	0.953 (0.753-1.14)	1.06 (0.826-1.27)	1.21 (0.916-1.45)	1.32 (0.981-1.59)
15-min	0.350 (0.293-0.428)	0.458 (0.385-0.560)	0.622 (0.518-0.757)	0.748 (0.620-0.907)	0.917 (0.748-1.11)	1.05 (0.843-1.26)	1.18 (0.934-1.42)	1.32 (1.02-1.58)	1.50 (1.14-1.80)	1.64 (1.22-1.97)
30-min	0.472 (0.395-0.577)	0.617 (0.519-0.754)	0.838 (0.698-1.02)	1.01 (0.834-1.22)	1.24 (1.01-1.49)	1.41 (1.14-1.70)	1.59 (1.26-1.91)	1.78 (1.38-2.12)	2.02 (1.53-2.42)	2.21 (1.64-2.65)
60-min	0.584 (0.489-0.714)	0.764 (0.642-0.934)	1.04 (0.864-1.26)	1.25 (1.03-1.51)	1.53 (1.25-1.85)	1.75 (1.41-2.10)	1.97 (1.56-2.36)	2.20 (1.71-2.63)	2.50 (1.89-2.99)	2.73 (2.03-3.28)
2-hr	0.678 (0.576-0.811)	0.878 (0.746-1.05)	1.18 (0.993-1.40)	1.40 (1.17-1.67)	1.71 (1.41-2.02)	1.94 (1.59-2.30)	2.19 (1.76-2.58)	2.44 (1.92-2.87)	2.77 (2.13-3.26)	3.03 (2.28-3.59)
3-hr	0.744 (0.629-0.900)	0.953 (0.810-1.16)	1.25 (1.06-1.51)	1.49 (1.24-1.79)	1.82 (1.50-2.17)	2.08 (1.69-2.48)	2.36 (1.88-2.80)	2.64 (2.07-3.14)	3.04 (2.31-3.61)	3.36 (2.49-3.99)
6-hr	0.895 (0.773-1.06)	1.13 (0.981-1.34)	1.45 (1.25-1.71)	1.71 (1.46-2.00)	2.05 (1.73-2.39)	2.32 (1.93-2.70)	2.61 (2.13-3.02)	2.89 (2.32-3.36)	3.29 (2.57-3.82)	3.60 (2.74-4.19)
12-hr	1.00 (0.872-1.17)	1.26 (1.10-1.47)	1.60 (1.39-1.86)	1.86 (1.61-2.16)	2.22 (1.89-2.56)	2.49 (2.10-2.87)	2.78 (2.30-3.20)	3.06 (2.50-3.53)	3.44 (2.75-3.99)	3.74 (2.93-4.36)
24-hr	1.19 (1.05-1.37)	1.51 (1.33-1.74)	1.96 (1.72-2.25)	2.31 (2.03-2.66)	2.80 (2.44-3.21)	3.19 (2.76-3.65)	3.60 (3.09-4.11)	4.02 (3.42-4.59)	4.60 (3.87-5.25)	5.05 (4.21-5.80)
2-day	1.29 (1.13-1.47)	1.64 (1.45-1.88)	2.16 (1.90-2.47)	2.57 (2.25-2.93)	3.14 (2.74-3.59)	3.60 (3.12-4.11)	4.09 (3.52-4.67)	4.59 (3.92-5.24)	5.30 (4.47-6.06)	5.86 (4.90-6.73)
3-day	1.36 (1.20-1.56)	1.75 (1.54-2.00)	2.30 (2.02-2.62)	2.75 (2.40-3.13)	3.37 (2.94-3.84)	3.88 (3.36-4.41)	4.41 (3.79-5.03)	4.98 (4.24-5.67)	5.77 (4.86-6.58)	6.41 (5.35-7.33)
4-day	1.44 (1.27-1.65)	1.85 (1.63-2.11)	2.44 (2.14-2.78)	2.92 (2.56-3.32)	3.60 (3.13-4.10)	4.15 (3.59-4.72)	4.74 (4.07-5.38)	5.36 (4.56-6.10)	6.24 (5.25-7.10)	6.96 (5.79-7.94)
7-day	1.62 (1.42-1.85)	2.07 (1.82-2.37)	2.74 (2.40-3.13)	3.28 (2.86-3.74)	4.05 (3.51-4.61)	4.66 (4.02-5.31)	5.32 (4.56-6.06)	6.02 (5.12-6.87)	7.01 (5.88-8.00)	7.81 (6.48-8.93)
10-day	1.75 (1.54-2.00)	2.24 (1.97-2.56)	2.96 (2.60-3.37)	3.54 (3.10-4.02)	4.35 (3.79-4.94)	5.01 (4.33-5.67)	5.70 (4.90-6.46)	6.43 (5.49-7.29)	7.46 (6.28-8.46)	8.28 (6.91-9.41)
20-day	2.16 (1.91-2.45)	2.78 (2.45-3.14)	3.67 (3.24-4.15)	4.35 (3.82-4.91)	5.26 (4.61-5.93)	5.96 (5.20-6.72)	6.67 (5.79-7.54)	7.40 (6.39-8.37)	8.38 (7.17-9.51)	9.14 (7.76-10.4)
30-day	2.52 (2.22-2.86)	3.25 (2.86-3.68)	4.28 (3.77-4.85)	5.07 (4.45-5.73)	6.13 (5.36-6.93)	6.95 (6.05-7.84)	7.79 (6.75-8.77)	8.64 (7.45-9.73)	9.79 (8.38-11.0)	10.7 (9.06-12.1)
45-day	2.91 (2.58-3.29)	3.75 (3.32-4.24)	4.95 (4.38-5.58)	5.84 (5.15-6.58)	7.01 (6.16-7.90)	7.89 (6.91-8.89)	8.79 (7.66-9.91)	9.68 (8.41-10.9)	10.9 (9.37-12.3)	11.8 (10.1-13.3)
60-day	3.21 (2.86-3.62)	4.15 (3.69-4.67)	5.47 (4.85-6.14)	6.42 (5.68-7.22)	7.67 (6.77-8.61)	8.59 (7.55-9.65)	9.52 (8.34-10.7)	10.4 (9.10-11.7)	11.6 (10.1-13.1)	12.5 (10.8-14.2)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

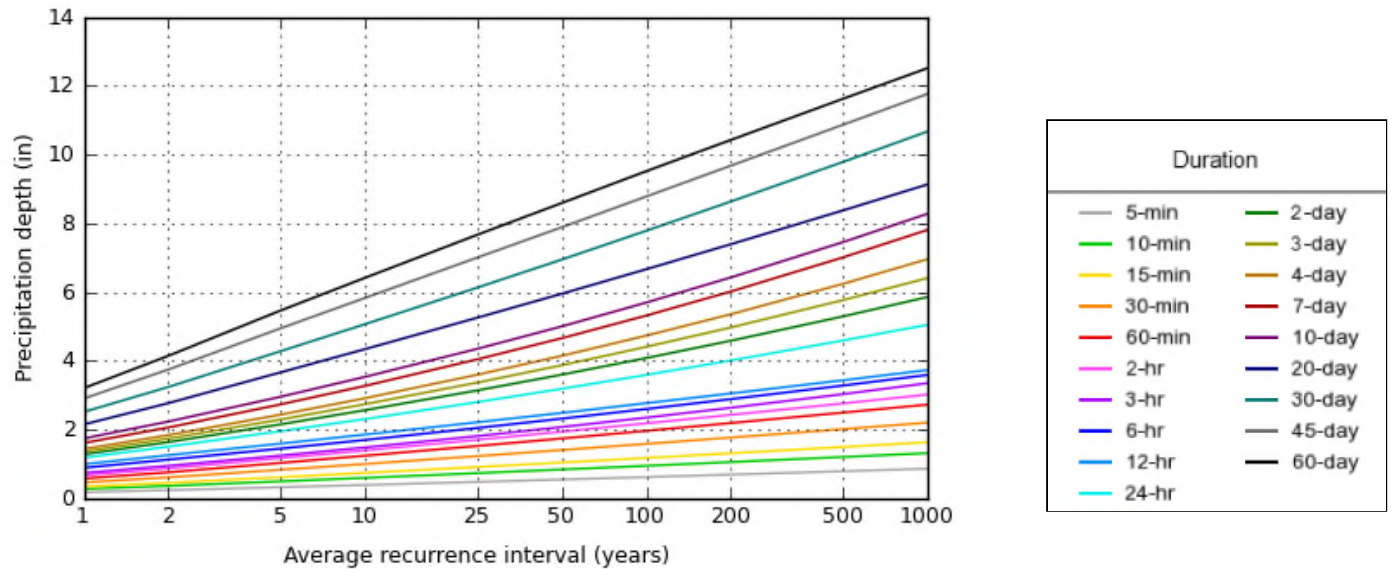
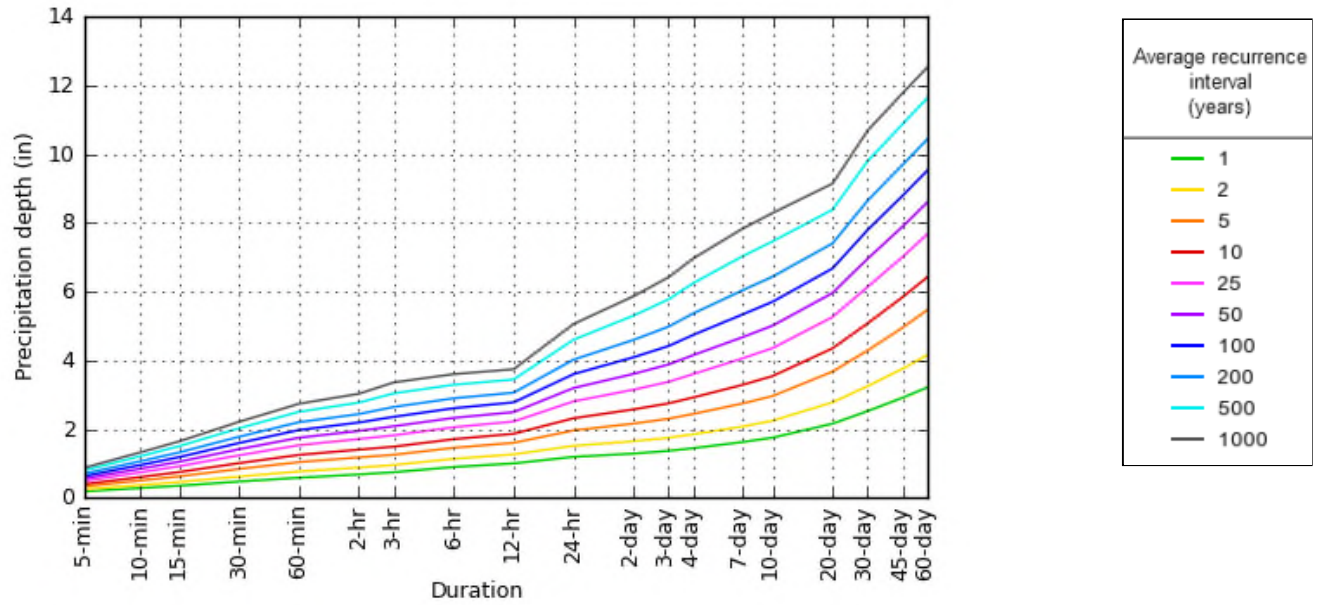
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 33.5263°, Longitude: -111.9296°



Maps & aerials

Small scale terrain



Large scale terrain



Large scale map



Large scale aerial



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[National Weather Service](#)
[National Water Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

[Disclaimer](#)

HYDRAULIC CALCULATION SHEET
Provided Retention Volume Calculations
Hubbard Engineering

Project Name: Andaz Quail Run Parcel
Project No.: 22121

Prepared By: BRS **Date:** 5/13/2022

$$\text{Volume Provided (Vp)} = \frac{d}{3} [A_1 + A_2 + \sqrt{(A_1)(A_2)}]$$

RB-01

Elevation	Area [ft ²]	Depth [ft]	Volume	
			[ft ³]	[ac-ft]
1311.00	14,559			
		1.00	13,317	0.3057
1310.00	12,113			
		1.00	10,822	0.2484
1309.00	9,580			
		1.00	8,423	0.1934
1308.00	7,317			
TOTAL			32,562	0.7475

George Burton

From: Gary Stougaard [REDACTED]
Sent: Friday, August 19, 2022 3:00 PM
To: George Burton
Cc: Lisa Collins; Paul Michaud
Subject: FW: Recap of the Neighbor Meeting

External email: use caution with links & attachments

George –

Here is a summary of the meeting with our neighbors to discuss the proposed 10 unit residential expansion of the Andaz Scottsdale Resort & Bungalows this past Tuesday evening, prepared by Deanna Zuber-Galloway, the Director of Sales & Marketing for the Resort who was in attendance at the meeting.

Despite Deanna's enthusiasm as to the feelings of our neighbors after the meeting, I am not certain that all were project "supporters" upon leaving. However, I would agree that all were clearly impressed with the thought and consideration of their likely concerns reflected in our proposed development plans.

Gary

From: Zuber-Galloway, Deanna (PHXAZ) [REDACTED]
Sent: Friday, August 19, 2022 7:58 AM
To: Gary Stougaard [REDACTED]
Cc: Miller, Jeffrey (PHXAZ) [REDACTED]
Subject: Recap of the Neighbor Meeting

Hi Gary,

Great to see you this week. I think the meeting went very well with our neighbors Tuesday evening. We had a total of 6 of our neighbors show up for the presentation for the proposed development of the adjacent five acre parcel. All clearly came with concerns and invested interest in the project. Your presentation was thorough and walked them through not only what to expect but how the proposed expansion would benefit them in regard to both noise management and aesthetics compared to the alternative of placing 4 houses on this parcel. Their questions regarding lighting, lack of rooftop access, height of the buildings, landscaping and sound management were addressed as part of the presentation and I watched as they quickly relaxed and were almost surprised with how thoughtful you had been with anticipating their concerns with the proposed plan. Even our toughest critic and newest neighbor, Jeremy, commented that "this was the best possible outcome".

The meeting sign-in sheet included the following attendees:

Colleen and Fred Steinberg
Jeremy & Teresa Chandler (Jeremy in attendance)
Todd & Deborah Cusolle (Todd in attendance)

[REDACTED]

Warren & Nancy Bryant

It is of my opinion that upon leaving, all of the neighbors in attendance were supporters of the project moving forward.

Looking forward to September and moving forward with more plans!

Deanna Zuber-Galloway

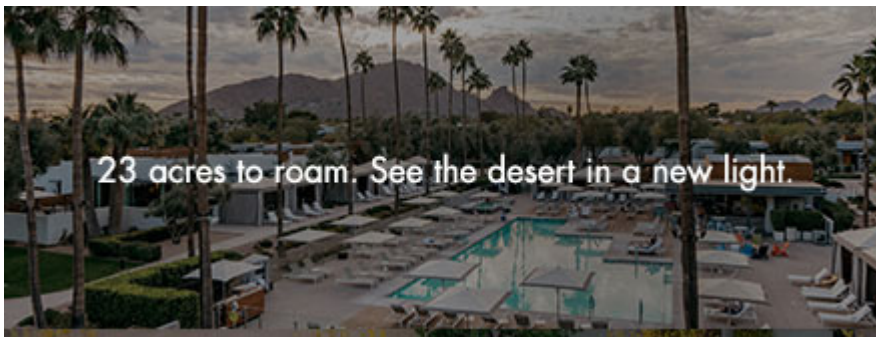
Director of Sales, Events, & Marketing

ANDAZ SCOTTSDALE RESORT & BUNGALOWS

6114 N. Scottsdale Road, Scottsdale, AZ 85253

WEB andazscottsdale.com

We're reimagining events. [Learn more](#)



2022 AAA Four Diamond Resort

2021 Condé Nast Traveler Readers' Choice Award - #5 Top Resort in The Southwest

2021 USA Today 10Best Reader's Choice Travel Awards "Best Hotel Spa"

2021 The Knot Best of Weddings

THINK BEFORE YOU PRINT.

Please consider the environment before printing this email.

From: [Duncan Miller](#)
To: [George Burton](#); [Lisa Collins](#)
Cc: [Jill Keimach](#); [Andrew McGuire](#)
Subject: FW: New eComment for Andaz Resort Item on Thursday's Town Council Meeting agenda
Date: Tuesday, September 6, 2022 3:05:46 PM

Mayor Bien-Willner and Town Council (bcc),

Here is another public comment received regarding the Andaz Resort SUP SOD. This comment will also appear in your iLegislate app.

Thank you,
Duncan

From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Tuesday, September 6, 2022 2:25 PM
To: Duncan Miller <dmiller@paradisevalleyaz.gov>
Subject: [BULK] New eComment for Town Council on 2022-09-08 3:00 PM

External email: use caution with links & attachments

[SpeakUp](#)

New eComment for Town Council on 2022-09-08 3:00 PM

Jeremy Chandler submitted a new eComment.

Meeting: Town Council on 2022-09-08 3:00 PM

Item: 22-257 Discussion of Statement of Direction Andaz Resort Intermediate Special Use Permit Amendment 6160 N Scottsdale Rd & 6041 N Quail Run Rd 45 Minutes

eComment: The proposal to build 10 units in the open space behind The Andaz is probably the least onerous of the options available. However, there needs to be careful consideration with regard to noise and lighting. The two largest units (3 and 4 bedroom) will run adjacent to our property and "scream" party house for bachelorette, wedding, guys golf trip; etc. Each unit has a pool and outdoor entertainment area closest to the property wall and I'm very concerned that we will experience excessive noise.

[View and Analyze eComments](#)

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]; [Jill Keimach](#); [Lisa Collins](#); [George Burton](#); [Paul Michaud](#)
Subject: FW: Andaz and Quail Run Road
Date: Wednesday, September 7, 2022 8:21:41 AM

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Mayor Bien-Willner and Paradise Valley Town Council Members –

My name is Gary Stougaard and I am the Manager of the ownership group of the Andaz Scottsdale Resort & Bungalows.

Council Member Dembow forwarded the below email from Mr. Robert Rasmussen, the owner of a home on the west side of Quail Run Road across from the 5 acre parcel for which we have submitted a development plan for a proposed expansion of the Resort for your consideration.

Following, please see my thoughts about our expansion plans together with responses to Mr. Rasmussen's comments below in **RED**.

A few notes:

In the nine years that I have been involved with the Andaz Scottsdale Resort & Bungalows property, I have never met or spoken to Mr. Rasmussen nor has he ever attempted to reach out to me directly.

As we prepared our submittal materials for the proposed expansion of the Resort, we reached out to all of our neighbors to the south and west of the Resort and the property upon which we are proposing for the Resort expansion, to give them a preview of our plans and discuss their thoughts about the proposed project. In advance of this meeting, Resort executive committee team members hand delivered notices to the homes of all of these neighbors 3 weeks in advance of our presentation meeting – and again 4 days before. Therefore what Mr. Rasmussen says below about the timing of such notice is therefore simply untrue.

We believe that the plan we are proposing for the development of this 5 acre parcel is the least invasive and most respectful plan we could come up with with respect to our neighbors. When we completed the Resort renovations in 2016, our plan was to add 40 to 50 units on this parcel at some future date – a density consistent with the balance of the Resort. However, subsequent to our reopening, we determined that the addition of more “standard” guestrooms would not substantively

improve our operating results or the overall quality of the Resort.

Thereafter, we considered a plan to build 3 to 4 for sale single family residences on this site, but determined that the sound from our existing nearby event lawn we would create a perpetual source of contention with these new neighbors – and do nothing to mitigate the sound and other concerns of our existing neighbors.

As a result, we arrived at the plan we are submitting for Council's consideration. This plan includes 10 luxury residential style units: 4, 2 bedroom units of approximately 2,100 sq ft; 5, 3 bedroom units of approximately 2,600 sq ft and 1, 4 bedroom unit of just over 4,000 sq ft, each occupying approximately ½ acre. This plan maintains the existing 100 foot set back on the south side of the property and includes a total setback of 65 ft on the west (Quail Run) side including a 25 foot dedication for the possible future widening of Quail Run Road. These single story units will be between 12 and 14 feet tall and, per our acoustics consultant, will provide excellent sound protection to all of our neighbors to the south and west.

Also, like our neighbors, we have no desire to see Quail Run Road widened. Therefore, these proposed new units will be accessible only from within the existing Resort and there will be no access to them from Quail Run Road – which should eliminate any traffic related concerns from our neighbors.

Similar residential style units with access to resort facilities currently exist at many other area resorts and exist or are being built at other resorts in resort destinations across the country. Our feedback from Hyatt is that these will be rented primarily to high end luxury and longer term stay guests, who by their nature typically keep to themselves. Plus having these units on property will enable us to better manage the behavior of our guests.

All things considered, in light of the existing Resort, we firmly believe that this is the best possible use for this property considering the concerns of our neighbors.

We have and continue to strive to be good neighbors – and Paradise Valley community members.

We look forward to an open and direct dialogue with our neighbors, the Planning Commission and Council with respect to our plan for development of this property and the operation of the Resort.

Thank you for your time.

Respectfully,

Gary Stougaard

From: Council Member Paul Dembow <pdembow@paradisevalleyaz.gov>

Sent: Tuesday, September 6, 2022 9:22 AM

To: Gary Stougaard [REDACTED]
Subject: Fwd: Andaz and Quail Run Road

Gary,

I received this email and wanted you to have it.

Thank you for investing in our community.

Regards,
Paul Dembow
Councilman

(480) 348-3690
PDembow@ParadiseValleyAZ.gov
<http://www.paradisevalleyaz.gov>



Paradise Valley is a haven protected by a concierge police force comprised of residences and resorts with no commercial business and no property tax and the highest per capita income and educated constituents in the great state of Arizona

6401 E. Lincoln Dr.
Paradise Valley AZ 85253

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Begin forwarded message:

From: BOB BER [REDACTED]
Subject: Andaz and Quail Run Road
Date: September 6, 2022 at 8:11:44 AM MST
To: athomasson <athomasson@paradisevalleyaz.gov>, eandeen <eandeen@paradisevalleyaz.gov>, Jerry Bien Willner <jbienwillner@paradisevalleyaz.gov>, jpace@paradisevalleyaz.gov, mstanton@paradisevalleyaz.gov, pdembow@paradisevalleyaz.gov, smoore@paradisevalleyaz.gov
Cc: bobber [REDACTED]
Reply-To: BOB BER [REDACTED]

External email: use caution with links & attachments

9/8/2022

This letter is for council consideration regarding the Andaz 5 acre project.

Good morning PV Council,

My name is Robert Rasmussen, [REDACTED]

Quail Run Road has been a quiet street for the forty years that we have lived here, with the exception of the loud parties that have occurred at the resort now known as Andaz.

There have been many additional problems on Quail Run from the resort, such as flooding, **FLOODING ONTO MR. RASMUSSEN'S PROPERTY FROM OURS IS NOT POSSIBLE AS THE WATER RUN OFF TRAVELS EAST – TOWARD OUR PROPERTY.** trees down blocking the road **I DO NOT BELIEVE THAT ANY TREE FROM THIS PROPERTY HAS FALLEN ON QUAIL RUN ROAD – AND IF IT DID THAT IT WAS NOT REMOVED IMMEDIATELY**, construction noise and dust and traffic, and lots of weeds from poor landscaping maintenance that I have had to clean up from my property. **AGAIN, THE PREVAILING WIND GOES FROM EAST TO WEST SO THE LIKLIHOOD OF WEEDS FROM OUR PROPERTY FINDING THEIR WAY TO HIS PROPERTY WOULD BE REMOTE.**

Quail Run has it's history going back to the Town's inception, 1961, when our house was built. I want the town to know that Andaz gave a one day notice to the Quail Run residents for their private presentation, even tho they've been working on their plans with the town for months. No wonder not many residents could attend. **THIS IS NOT TRUE. WE HAND DELIVERED TWO SEPARATE NOTICES TO ALL OF OUR NEIGHBORS TO THE SOUTH AND WEST OF THE PROPERTY BOTH 3 WEEKS AND AGAIN 4 DAYS IN ADVANCE OF OUR PRESENTATION MEETING TO THE NEIGHBORS.**

I'm not sure where the survey measurements are taken from, but I'd like to see the Andaz's new west fence replicate the back and forth style of their fence at the north and aligned with that north fence. Right now, while there is a back and forth style in the new fence, the set back is no where close to matching their north fence. The new fence is encroaching on the 50 foot right of way and appears to be right on the survey line. **IT DOES NOT – AS CONFIRMED BY THE SURVEY.** It looks like it was purposefully placed there to encroach on the Quail Run residents. **WE DID NOT – AND I AM NOT SURE WHY I WOULD EVER WANT TO DO THIS.**

The new fence set back should be aligned with their north fence giving more space east of Quail Run Road. Having the fence so close to Quail Run is like sticking it to the residents living there. Andaz is a resort and should not be granted special considerations over and above what should be done to protect the town residents. **WE ARE ASKING FOR NO SUCH SPECIAL CONSIDERATIONS.**

Obviously I say with a resounding **NO** to any widening of Quail Run to fill the fifty foot right

of way. I would be in favor of maybe 3 to 4 feet of extra pavement on the east edge of Quail Run with a roll curb to allow a safer passing of two cars. This should be no problem if the new fence is aligned with their north fence. **THE NEW FENCE IS ALIGNED WITH THE EXISTING FENCE.** Now comes the topic of Andaz's landscaping of the area between the fence west to Quail Run. This is Andaz's property, they should landscape it accordingly to tone down the fence while maintaining it with an adequate watering system. This also should include no bushes or trees right at the east edge of Quail Run like exist now. **WE WILL INSTALL AND MAINTAIN LANDSCAPE IN THIS RIGHT OF WAY AREA.**

I'd like to see the light poles be shorter, maybe 12 feet, as these light poles will be closer to Quail Run than others on the property and possibly be seen from our houses on Quail Run. **THE PROPOSED NEW ROADWAY TO SERVE THE NEW UNITS WILL BE MUCH FARTHER AWAY THAN THE EXISTING PERIMETER ROAD. REGARDLESS, OUR PLAN DOES NOT REFLECT ANY NEW LIGHTING TALLER THAN 7 FEET.**

And a second resounding **NO** to any consideration of extending Quail Run north to Lincoln. We don't need traffic flowing north and south between Lincoln and McDonald Drive making Quail Run a Major Arterial Street. **WE AND WE UNDERSTAND OUR QUAIL RUN NEIGHBORS SHARE MR. RASMUSSEN'S PERSPACTIVE ABOUT THE WIDENING OF QUAIL RUM ROAD. THEREFORE, OUR PLAN DOES NOT PROVIDE ANY PERMANENT ACCESS TO THE RESORT OR THE PROPOSED EXPANSION FROM QUAIL RUN ROAD.**

Thank you for reviewing and considering the points I raised in this letter.

Robert & Eileen Rasmussen



Paradise Valley, AZ 85253

Best Regards,

Jerry Bien-Willner
Mayor
Town of Paradise Valley

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- To receive Town emergency alerts & notifications from Alert PV, click here: www.paradisevalleyaz.gov/AlertPV

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Begin forwarded message:

From: Colleen Manley [REDACTED]
Subject: Re: Andaz and Quail Run Road
Date: September 8, 2022 at 8:21:06 AM MST
To: BOB BER [REDACTED]
Cc: athomasson <athomasson@paradisevalleyaz.gov>, eandeen <eandeen@paradisevalleyaz.gov>, Jerry Bien Willner <jbienwillner@paradisevalleyaz.gov>, "jpace@paradisevalleyaz.gov" <jpace@paradisevalleyaz.gov>, "mstanton@paradisevalleyaz.gov" <mstanton@paradisevalleyaz.gov>, "pdembow@paradisevalleyaz.gov" <pdembow@paradisevalleyaz.gov>, "smoore@paradisevalleyaz.gov" <smoore@paradisevalleyaz.gov>

External email: use caution with links & attachments

I totally agree. This does not sound like a few Casitas. Let me know what ever I can do to help. I love our street so much. As I said before I make sure there's no trash on the street. It is absolutely precious and we cannot let this impact our Quail Run community.

Colleen Manley
[REDACTED] Paradise Valley Arizona

Sent from my iPhone. Please excuse any grammatical errors.

On Sep 8, 2022, at 8:03 AM, BOB BER [REDACTED] wrote:

9/8/2022

What does Andaz want to be?

A resort? A village? Residential R-43? Or as much as they can get?

I think the answer to that is, "As much as they can get!"

In the SOD, they refer to and quote residential R-43 zoning standards applicable

to them, and then shortly thereafter, they refer to and quote resort SUP standards

applicable to them.

Which is it? The answer to that again is, "Whatever benefits Andaz the most!"

I have to ask the council, what about the Quail Run residents? Where are our

protections from commercial, resort, SUP encroachments?

There was talk some time ago about building 4 houses on that 5 acres with Quail

Run addresses. What happened?

I personally can't believe Andaz is building a 5410 square foot unit, 3278 square

foot units, and 2853 square foot units. I reckon they're going to have to rent each

of those extended stay units for about \$15,000 a month, every month for 30 years

to recoup their investment.

To keep Andaz a resort within their limits and not impact the surrounding Quail

Run residents, I implore the town to keep Andaz's western Quail

Run fence aligned

with their northern fence. That will keep the total western fence showing as an

architecturally naturally flowing fence line without any major shift westward at

the 5 acre parcel transition.

The current north fence has a meandering design with a seemingly equal number

of bump outs (westward) as there are bump ins (eastward). The new five acre

fence should follow that design style having the same set backs as the north fence

and never encroach on the 50 foot right of way.

The town needs to protect the Quail Run residents from the Andaz.

Robert & Eileen Rasmussen

[REDACTED]

From: [REDACTED]
To: [Mayor Jerry Bien-Willner](#); [Vice Mayor Anna Thomasson](#); [Council Member Ellen Andeen](#); [Council Member Julie Pace](#); [Council Member Mark Stanton](#); [Council Member Paul Dembow](#); [Council Member Scott Moore](#)
Subject: Andaz SUP Amendment
Date: Monday, September 12, 2022 1:13:17 PM

Dear Mayor, Vice Mayor and Council,

I am reaching out as a neighbor regarding the proposed SUP Amendment for the Andaz Resort. We have been residents on Quail Run Road adjacent to the resort for over twenty years. We appreciate having a quality resort so close and frequent the resort often as well as encourage visiting family and friends to patronize the Andaz. We are cautiously optimistic about the prospect of development on the empty five acre parcel as it has been an eyesore for years.

That said, we have concerns. Finishing off Quail Run in a functional and aesthetically pleasing way is a top priority. Quail Run has been in limbo for decades with debate during various development projects as to whether or not Quail Run should be pushed through to Lincoln. It now seems decided by all parties; neighbors, developers and the Town, that Quail Run does not need to extend north from McDonald to Lincoln. Currently, Quail Run is narrow and it is difficult for two cars to pass safely. Extending the current pavement by a few feet and adding a flat ribbon curb would be very helpful. The curb is needed to preserve the asphalt as well, it crumbles and erodes quickly in it's current state. Storm water runoff drains to the west and many vehicles drive off the edge of the street in order to pass other cars causing the asphalt to degrade quickly.

I am in agreement with the council members who noted that this addition to the resort needs to reflect the designation of resort use and not a higher density housing cluster. The 40 foot set back from the west side neighbors is quite different from the recommended 100 foot set back. I believe additional setback for the neighbors could be gained by reducing/eliminating the carports and driveways in lieu of more traditional casita/resort style parking. With the addition of these larger units, and larger parties occupying these units, the neighbors need a more reasonable set back as guests will tend to congregate on back patios and in the hot tub/plunge pools which are closest to our properties. In addition to the street improvements, I believe the landscape buffer should be the recommended 30'.

In regards to a landscape plan, I invite you to drive down Quail Run and compare the "landscape plan" created as a buffer for the neighbors in this case to other resorts in town. With the last revision to the SUP in 2014 there was a detailed landscape plan. It looked good on paper. Mature desert trees with a variety of various sized desert plants. In reality, the mature desert trees were existing ones that have been there since the inception of the resort. They are random in placement and have never been well trimmed/shaped. There are a smattering of oleanders left over from another era, some bushes that have probably resulted

from bird droppings and a lot of things that turn into tumbleweeds and blow into the yards on Quail Run during storms. There were some small desert bushes added in 2014 but they were so small they died or were eaten by rabbits within the year. Contrast that with the neighbor's buffer to Mountain Shadows on 56th street, or the landscape on McDonald for Sanctuary, or what residents see from the Camelback Inn when they drive on Desert Fairway. It is my understanding that once the resort grants a 25' right of way to the Town it is no longer their responsibility to maintain or provide water to any landscape. This presents a big problem for the neighbors whose "landscape buffer" then becomes an unmaintained no man's land. I'm sure all interested parties can come up with a more workable solution.

Lastly, with regard to the noise issues, I am hopeful that having the most expensive hotel units bordering their neighbors will make Andaz management more diligent in keeping the decibel level in the range allowed and shutting down music at 10pm. I am also hopeful that the Town will enforce any violations.

In conclusion, I believe this expansion will be a nice enhancement to the Andaz Resort. I know the Town stands to benefit from the additional bed tax. As a neighbor, I just want to make sure it is not at the expense of the enjoyment, peace and privacy of our homes. I welcome the opportunity to speak with any of you if you wish.

Respectfully,

Colleen Steinberg

[REDACTED]

[REDACTED]

From: [Vice Mayor Anna Thomasson](#)
To: [George Burton](#)
Subject: Fwd: Andaz project PUBLIC COMMENT
Date: Thursday, September 22, 2022 10:12:05 AM

From: Lee Storey [REDACTED]
Subject: Re: Andaz project
Date: September 22, 2022 at 10:06:15 AM MST
To: athomasson <athomasson@paradisevalleyaz.gov>, Jerry Bien Willner <jbienwillner@paradisevalleyaz.gov>, jpace@paradisevalleyaz.gov, eandeen <eandeen@paradisevalleyaz.gov>, mstanton@paradisevalleyaz.gov, smoore@paradisevalleyaz.gov, pdembow@paradisevalleyaz.gov

Hello Mayor and Council,

I'm a resident of the Town for 30+ years and I live immediately south of Andez. Some of you may recall a complaint I filed against Andez several years ago whereby Andez ultimately agreed to deed restrict the Andez property to maintain a 150 foot buffer along my boundary wall and the boundary wall of my neighbors, the Kims. Part of that settlement included the construction of an 8 foot boundary wall. That 8 foot wall was constructed, but it drops to 7 feet, and then to 6 feet where it meets with the Kims' wall. This was to help with aesthetics, light and sound. Lights are not supposed to shine above the wall height.

I'm in general agreement with the proposed development plan for additional casitas on the 5 acre parcel. However I'd like to suggest that the 8 foot wall be extended all the way along the southern boundary of the Andez property from my place to Quail Run, including the Kim's property, and that section on my property where the wall is 7 feet. A consistent height along the Andez southern boundary will be better fit for everyone, and help with tamping the LED lights.

Thank you for your time and consideration. Please let me know if you have any questions.

Lee

Lee Storey



From: [REDACTED]

Sent: Thursday, September 22, 2022 8:52 AM

To: [REDACTED]

Cc: [Vice Mayor Anna Thomasson](#); [Council Member Ellen Andeen](#); [Mayor Jerry Bien-Willner](#); [Council Member Julie Pace](#); [Council Member Mark Stanton](#); [Council Member Paul Dembow](#); [Council Member Scott Moore](#)

Subject: Re: Andaz new 5 acre project

External email: use caution with links & attachments

Thanks! This is highly technical but I wanted to ask one question. On the west side I have Andorra right in front of me because I am the last house on Quail Run. Is the plan to continue that wall that's in front of my house all the way down Quail run with some nice landscaping in front of it. I'm worried that the landscaping will be run down because they really don't take good care of the property in front of me and I don't think they provide any water. I have very little noise or problems. The fence along the west side had to be high enough so that we don't look directly into the units. Ideally there would be some trees or other foliage that helps hide the property

Thanks for organizing all this and I would be happy to sponsor a get together at my house so we can all talk about it if that would be something that would be helpful. In gratitude Colleen

Sent from my iPhone. Please excuse any grammatical errors.

On Sep 21, 2022, at 10:14 PM, [REDACTED] wrote:

9/22/2022

Good morning,

An alternate idea for the new 5 acre Andaz project.

First, some observations about their new plan:

Andaz has placed their fence further west than the fence line on their northern property thereby encroaching on the Quail Run residents. This is demonstrated by the three bump outs towards Quail Run along their new fence.

Andaz's 5 units on the west side of their new project is split almost in half by a line drawn south from the west side of their most western units on their northern property.

Andaz has not followed their driveway loop design which goes around the outside of their northern property for this new plan. Instead, they've put a single wide street down the center of their new project which happens to be wider than the former described loop driveway.

A reminder here is that Andaz is a resort for temporary visitors. This new 5 acre 10 unit project is part of the resort. **Why does it look like a village?**

New ideas for their 5 acre 10 unit project.

I propose Andaz use the same loop driveway design around the perimeter of their new 5 acre project. This driveway design would surround their new 10 units. It could be set up as a one way loop approximately 17 feet wide.

The most significant design change would be the 10 units would be clustered together with their front entrance and driveways facing outward toward the loop driveway and their pool/rec areas inside the cluster.

This means that Quail Run town residents would not have to contend with loud parties facing their homes from the pool areas on the west. The loud parties would be mitigated by the adjacent 5 units of the complex; one north, one south, one behind, and one each diagonally.

The 10 units may have to be redesigned somewhat to accomplish this along with other design modifications such as shorter driveways to the units, landscaping cutbacks, some shrinkage of their unit design such as smaller pools and associated decks closer to the units, slightly smaller yards, units smaller than 3 to 5 thousand square feet now being considered, etc.

The new loop driveway design on the eastern side of the project, up against the western edge of their existing resort facility, could run right along the fence line, no need for a meandering design or landscaping between the fence and driveways.

The service building, with restrooms, bar, and equipment storage, could be moved to the new driveway entrance. The existing short driveway shown in the drawing could be eliminated thus allowing more design considerations.

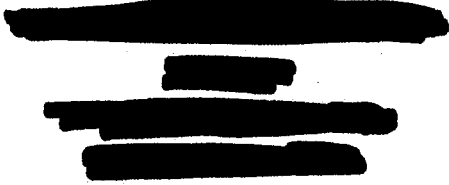
With the loop driveway consideration, there would be no need to provide space for emergency equipment turnaround within the project area at the junction of the service building driveway which could be eliminated. The emergency vehicles could just continue around the loop.

I've attempted to show pictorially the above narrative with the attached drawing with the help of my associates: Rock, Paper, Scissors, and Glue Stick. :-)

Robert Rasmussen



Edward H. Brownfield



October 28, 2022

TOWN OF PARADISE VALLEY COUNCIL & PLANNING

6401 E. Lincoln Drive
Paradise Valley, Arizona 85253
RE: 6041 N. Quail Run Road – Proposed Andaz Resort Expansion

Dear Planning Commission Members,

My name, is Ed Brownfield. I am writing to support the Andaz's request to add 10 new luxury units on five undeveloped acres of their property. I am a neighbor and property owner on Rose Lane that is next to the Andaz Resort. I understand that the new units are larger luxury units intended to target a growing demand for luxury style residential units. These units will serve the market for guest that want to stay for a longer period of time and desire a more residential style accommodation.

I support the expansion based upon trust! The Andaz has earned my trust through its past performance. They are a good neighbor! I walk the Andaz property regularly, the grounds are absolutely beautiful and it is maintained immaculately. The Andaz is a tremendous improvement over the Cottonwoods Resort which had out lived its economic life. The addition of ten residential style units will benefit both the Paradise Valley community and the resort financially.

I hope that the planning commission and the town council vote to grant this request.

Best regards,



Ed Brownfield

George Burton

From: Dewane, Mark [REDACTED]
Sent: Tuesday, December 6, 2022 6:10 PM
To: Gary Stougaard; Steve Chucri; [REDACTED]
Cc: Outside Email Jim Rose; Vice Mayor Anna Thomasson; Lisa Collins; George Burton; Jill Keimach; Jerry Bien-Willner [REDACTED]
Subject: RE: Mark Dewane-PV Resident/Neighbor of Andaz

External email: use caution with links & attachments

Gary,

Thank you for your e-mail and your thorough response. Former Supervisor Chucri and I appreciate it.

Unfortunately, Mr. Chucri and I could not attend your meeting at the Andaz last Thursday as were at a celebration for the Governor. I hope your community meeting went well.

Mr. Chucri and I have spoken on many occasions about the situation of noise radiating from the Andaz and disturbing the silence of the surrounding areas of Paradise Valley, especially at night. Mr. Chucri, owning two properties in close proximity to the Andaz, one due west and one southwest of the resort. My property, which I have occupied for just shy of 30 years, is due south of the resort. Mr. Chucri and I would like to meet with you on your next trip to Phoenix to discuss, in a comprehensive fashion, the direction and scale of any noise mitigation work underway currently and any proposed work in the future, not only for the Andaz itself, but also the proposed Villas for the vacant land on Quail Run.

It is my experience that an individual planning a project can do so with the best intentions of mitigating sound, traffic, congestion, and other challenges for the surrounding residential residents. However, once built, the homeowners may be left with the unintended consequences of poor planning or the execution of a project. To that end, the homeowners have no viable remedies but to continue to complain to the town, call the police, or be inconvenienced. With that said, I would like to schedule time with you and others from the town to fully explore your plans and to also develop a system of remedies for the effected homeowners in the event the mitigation measures fail once the project is completed. Thus, if there is still noise or disturbance after things are built or modified, how do we fix that.

We live in a very exclusive Town with a unique set of values and characteristics which makes Paradise Valley unique and special. We work hard to preserve that for us and many generations to come. I hope you will work with us to this common goal.

What does your calendar offer in the coming weeks for a meeting?

In advance,
Thank you.

Mark G. Dewane
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [Paul Michaud](#)
To: [George Burton](#)
Subject: FW: For Planning Commission from the Quail Run neighbors of Andaz
Date: Wednesday, December 21, 2022 8:52:25 AM

Comment from last night

From: Karen Liepmann [REDACTED]
Sent: Tuesday, December 20, 2022 7:35 PM
To: Paul Michaud <pmichaud@paradisevalleyaz.gov>
Subject: Fwd: For Planning Commission from the Quail Run neighbors of Andaz

External email: use caution with links & attachments

Begin forwarded message:

From: Colleen Steinberg [REDACTED]
Date: December 20, 2022 at 4:56:50 PM MST
To: tcampbell@paradisevalleyaz.gov, jrose@paradisevalleyaz.gov,
wnassikas@paradisevalleyaz.gov, kliemann@paradisevalleyaz.gov,
klocke@paradisevalleyaz.gov, pgeorgelos@paradisevalleyaz.gov,
ccovington@paradisevalleyaz.gov
Cc: Colleen Steinberg [REDACTED] >, Colleen Manley
[REDACTED], [REDACTED] Glenn Rink
[REDACTED], Cari Miller [REDACTED] Lee Storey
[REDACTED], [REDACTED]
Subject: For Planning Commission from the Quail Run neighbors of Andaz

Dear Planning Commission,

We are reaching out as a neighbors regarding the proposed SUP Amendment for the Andaz Resort. Many of us have been residents on Quail Run Road adjacent to the resort for over twenty years. We appreciate having a quality resort so close and frequent the resort often as well as encourage visiting family and friends to patronize the Andaz. We are cautiously optimistic about the prospect of development on the empty five acre parcel as it has been an eyesore for years.

That said, we have concerns. Finishing off Quail Run in a functional and aesthetically pleasing way is a top priority. Quail Run has been in limbo for decades with debate during various development projects as to whether or not Quail Run should be pushed through to Lincoln. It now seems decided by all parties; neighbors, developers and the

Town, that Quail Run does not need to extend north from McDonald to Lincoln. Currently, Quail Run is narrow and it is difficult for two cars to pass safely. Extending the current pavement by a few feet (approximately 3') and adding a flat ribbon curb would be very helpful. The curb is needed to preserve the asphalt as well, it crumbles and erodes quickly in it's current state. Storm water runoff drains to the west and many vehicles drive off the edge of the street in order to pass other cars causing the asphalt to degrade quickly.

We concur with the council members who noted that this addition to the resort needs to reflect the designation of resort use and not a higher density housing cluster. The 60-70 foot set back from the west side neighbors is quite different from the recommended 100 foot set back. We believe additional setback for the neighbors could be gained by reducing/eliminating the carports and driveways in lieu of more traditional casita/resort style parking. With the addition of these larger units, and larger parties occupying these units, the neighbors need a more reasonable set back as guests in the existing units congregate well into the night, past 10pm, on back patios and in the hot tub/plunge pools which are closest to our properties. This will be dramatically worse with the new units. In addition to the street improvements, we believe the landscape buffer should be the recommended 30'. The neighbors to the south of the resort on McDonald are specifically requesting an 8' boundary wall with all lighting below that wall as to not shine in the neighbors' homes.

In regards to a landscape plan, we urge you to drive down Quail Run and compare the "landscape plan" created as a buffer for the neighbors in this case to other resorts in town. With the last revision to the SUP in 2014 there was a detailed landscape plan. It looked good on paper. Mature desert trees with a variety of various sized desert plants. In reality, the mature desert trees were existing ones that have been there since the inception of the resort. They are random in placement and have never been well trimmed/shaped. There are a smattering of oleanders left over from another era, some bushes that have probably resulted from bird droppings and a lot of things that turn into tumbleweeds and blow into the yards on Quail Run during storms. There were some small desert bushes added in 2014 but they were so small they died or were eaten by rabbits within the year. Contrast that with the neighbor's buffer to Mountain Shadows on 56th street, or the landscape on McDonald for Sanctuary, or what residents see from the Camelback Inn when they drive on Desert Fairway. It is our understanding that once the resort grants a 25' right of way to the Town, it is no longer their responsibility to maintain or provide water to any landscape. This presents a big problem for the neighbors whose "landscape buffer" then becomes an unmaintained no man's land. Certainly all interested parties can come up with a more workable solution.

Lastly, with regard to the noise issues, we are hopeful that having the most expensive hotel units bordering their neighbors will make Andaz management more diligent in keeping the decibel level in the range allowed and shutting down music at 10pm. We are also hopeful that the Town will enforce any violations.

In conclusion, we believe this expansion will be a nice enhancement to the Andaz Resort. We know the Town stands to benefit from the additional bed tax. As neighbors, we just want to make sure it is not at the expense of the enjoyment, peace and privacy of our homes. We welcome the opportunity to speak with any of you if you wish.

Respectfully,

Colleen and Fred Steinberg, [REDACTED]

Colleen Manley, [REDACTED]

Jon and Juli Newman, [REDACTED]

Glenn Rink, [REDACTED]

Cari and James Miller, [REDACTED]

Daran Wastchak, [REDACTED]

Lee Storey, [REDACTED]

From: [George Burton](#)
To: [Lee Storey](#)
Subject: RE: Andez--upcoming hearing
Date: Thursday, December 22, 2022 3:42:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi Lee,

The service building will be available to the event lawn and the new guest units

George Burton
Senior Planner
Community Development Department
6401 E Lincoln Drive
Paradise Valley, AZ 85253
O – 480-348-3525
gburton@paradisevalleyaz.gov

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From: Lee Storey [REDACTED]
Sent: Tuesday, December 20, 2022 4:45 PM
To: George Burton <gburton@paradisevalleyaz.gov>
Subject: Re: Andez--upcoming hearing

External email: use caution with links & attachments

Hi George--

Thanks for telling me the boundary wall on the southern border will be 8 along the entire south side of the resort (not just the 5 acres). That will be helpful with the lighting.

Please see attached marked up map with the wall opening areas marked. The drainage area will have a lot of foot traffic through to go to all the parties at the resort. I think the wall in that area can be constructed to account for drainage (grates, for example).

As for the service building, is that to serve the resort or the new 10 units? It looks like another building for activities?

Thank you,

Lee

Lee A. Storey
[REDACTED]

From: George Burton <gburton@paradisevalleyaz.gov>
Date: Tuesday, December 20, 2022 at 3:45 PM
To: Lee Storey [REDACTED]
Subject: RE: Andez--upcoming hearing

Hi Lee,

Yes, I will include this email in the public comment section of the packet/agenda.

Also, I reached out to the applicant and he confirmed that they are planning to increase the height of the entire southern wall to 8' tall.

The draft ordinance will be updated to reflect this.

You noted that the wall is open the resort amenities, however, I don't know which portion of wall you are referencing (is it the area by the new service building?).

Please mark the area on one of the site plans below to identify the area in question.

If you have any questions, please contact me at 480-348-3525.

George Burton
Senior Planner
Community Development Department
6401 E Lincoln Drive
Paradise Valley, AZ 85253
O – 480-348-3525
gburton@paradisevalleyaz.gov

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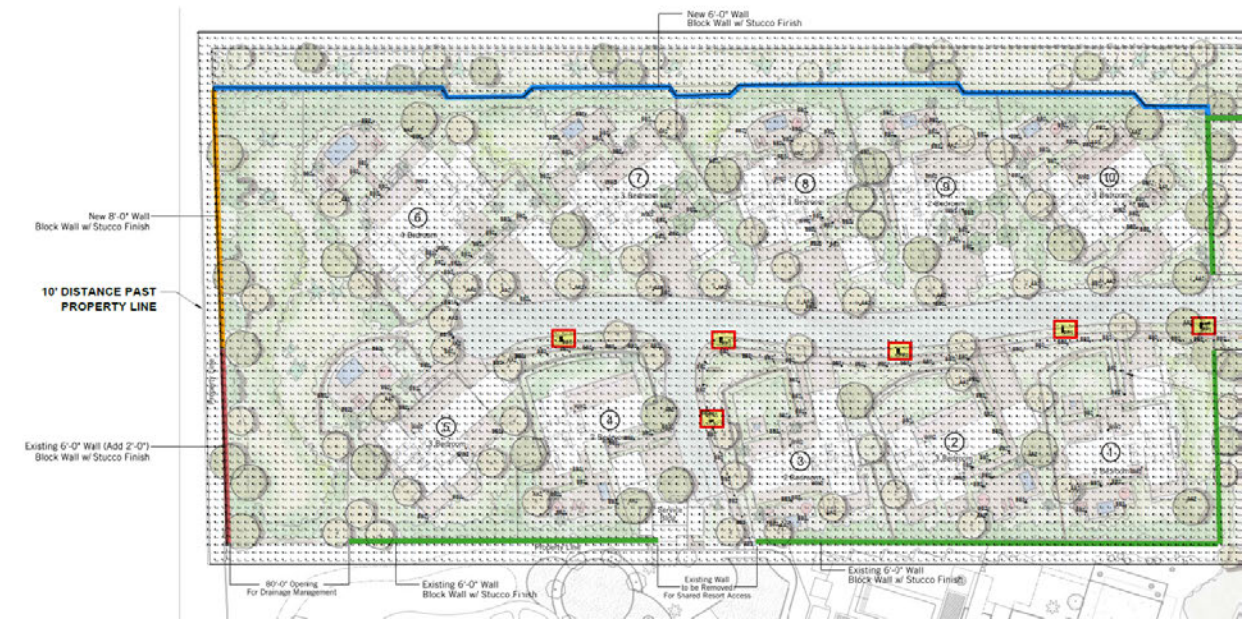
Lee

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287

finished grade (see below) I don't know if you will be able to see any light above your fence wall, however, the light fixtures are compliant with Town Code



LIGHTING FIXTURE LEGEND				
SYMBOL	TYPE	QTY	DESCRIPTION	NOTES
	AA2	34	EXTERIOR RATED LINE VOLTAGE LED ACCENT LIGHT WITH 35DEG FLOOD OPTIC AND GLARE SHIELD	TOP OF FIXTURE: 4.75" ABOVE FINISHED GRADE NOT SHOWN IN CALCULATIONS AS FIXTURE IS ORIENTED UP TO ILLUMINATE TREES
	BB1A	2	36" EXTERIOR RATED LINE VOLTAGE LED BOLLARD WITH DOWNWARD ILLUMINATION AND LATERAL THROW OPTICS	TOP OF FIXTURE: 36" ABOVE FINISHED GRADE
	BB2	160	17" EXTERIOR RATED LINE VOLTAGE LED PATHLIGHT WITH CAPPED TOP AND LOUVERS TO SHIELD GENERAL 360 DEGREE ILLUMINATION DOWNWARD	TOP OF FIXTURE 17" ABOVE FINISHED GRADE NOT SHOWN IN CALCULATIONS AS FIXTURE UTILIZES AN LED RETROFIT LAMP
	PP1	6	14 FOOT EXTERIOR RATED LINE VOLTAGE LED POLE LIGHT WITH FORWARD THROW TYPE 4 MEDIUM OPTICS	TOP OF FIXTURE: 14' ABOVE FINISHED GRADE
	WW2	20	15.5" DECORATIVE WALL MOUNTED LED SCONCE LIGHT	TOP OF FIXTURE: 7'-6" ABOVE FINISHED GRADE NOT SHOWN IN CALCULATIONS AS FIXTURE IS DECORATIVE AND IES FILES ARE UNAVAILABLE
	WW5	TBD	EXTERIOR RATED WALL MOUNTED LED SCONCE WITH DOWNWARD ILLUMINATION AND FORWARD THROW OPTICS.	

Please let me know

Thank you,

Lee

Lee A. Storey

[Redacted signature block]

From: [REDACTED]
To: [Planning Commissioner Thomas Campbell](#); [Planning Commissioner Charles Covington](#); [Planning Commissioner Karen Liepmann](#); [Planning Commissioner William Nassikas](#); [Planning Commissioner Pamela Georgelos](#); [Planning Commissioner Kristina Locke](#); [Planning Commissioner Jim Rose](#)
Cc: [George Burton](#)
Subject: Re: For Planning Commission from neighbor of Andaz Resort
Date: Tuesday, January 3, 2023 5:09:08 PM

Dear Planning Commission,

Greetings and Happy New Year. I am a long-time resident of Paradise Valley and neighbor with a home located on the southern boundary of the Andez Resort. I attended the last Planning Commission meeting and noted my appreciation for the added stipulation that the existing boundary walls at both 7050 and 7038 E. McDonald would be heightened to 8 feet. We appreciate the stipulation being modified accordingly. This will help with the light. I also expressed concern about the noise, confirming Mr. Jeremy Chandler's comments, but I'm not sure how to address that aspect of Andez' application. The noise issues are very real and neighbors should not have to "police" the Andez guests, and with 10 more units, this is a significant concern.

When I first saw the proposal for 10 casita height units on a culdesac, I received that information positively because I thought it could work. It still might work, but I want to draw the Commissions' attention to the existing north/south wall that divides the current Andez resort and the 5-acre parcel to be rezoned and added to the SUP. In the original plan I saw, this wall remained intact. Now, 80 feet on the southern part is removed for "drainage" ponds. I would like a stipulation prohibiting any path or golf cart in that area, and that it is landscaped to discourage guests from circulating on the boundary wall. Can that stipulation be added?

Also, a more troubling question is the second segment of the wall being removed for a "service building" with a porch that has access to the "events" area to be accessed as part of the existing SUP. I understand the need for a service building to service the units, but not the need to open the wall to the main resort. Also it appears that this "service building" to be located on the 5 acre parcel has a patio and I understand is also supposed to allow for a bar? Or to provide services for food/drink for the events area for the existing SUP. Simply because the "service building" is located on the 5 acre parcel, it is really a new restaurant/bar and change of use for the existing SUP. One solution is to require the service building to be just that—serving the units. Also, to avoid it being a major amendment, the wall should remain in place in that location and not allow the service building to become another "amenity" to the events area and existing SUP.

As such, I am writing now because I do not understand why this application is Intermediate modification to the existing Andez SUP and not a major amendment? I provide the relevant sections below. Thank you for your consideration.

Lee Storey

[REDACTED]
Paradise Valley, [REDACTED]

Intermediate Amendment

An Intermediate Amendment to a Special Use Permit shall include any proposal

which does not:

1. Change or add any uses; or

2. Increase the floor area of the project by more than 40% upon the existing or, if still under construction, approved floor area square footage of the affected SUP property, with any such increase to be measured cumulatively over a sixty month period; or

3. Have any significant material effect on the adjoining property owners that is visible, audible, or otherwise perceptible from adjacent properties that cannot be sufficiently mitigated.

From: noreply@granicusideas.com
To: [Duncan Miller](#); [George Burton](#); [Lisa Collins](#)
Subject: New eComment for Planning Commission on 2023-01-03 6:00 PM
Date: Tuesday, January 3, 2023 4:37:05 PM

External
email: use
caution
with links
&
attachments

[SpeakUp](#)

New eComment for Planning Commission on 2023-01-03 6:00 PM

Robert Rasmussen submitted a new eComment.

Meeting: Planning Commission on 2023-01-03 6:00 PM

Item: A. 23-002 Andaz Resort Intermediate Special Use Permit Amendment (SUP) - 6160 N Scottsdale Rd and Rezoning of 6041 N Quail Run Rd for R-43 to SUP Resort

eComment: Everyone around the Andaz resort will be affected by this 5 acre expansion, but NOT as much as the 4 houses on Quail Run facing the expansion. The expansion is encroaching on the residential family houses on Quail Run. The new units with their party side will be closer to the property line than any other resort casita and thusly closer to the QR family houses. Place a loop driveway around the perimeter with the units facing the driveway and move the fence further east to further the distance.

[View and Analyze eComments](#)

This email was sent from <https://granicusideas.com>.

[Unsubscribe](#) from future mailings

From: [REDACTED]
To: [George Burton](#)
Subject: RE: Andaz Project Request
Date: Tuesday, January 24, 2023 4:34:24 PM

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ts

George,

As we have discussed previously, throughout the construction period, our plan is to have the construction traffic to the site come from Quail Run Road, accessing the site from a point near the southwest corner of the expansion parcel. While I have not confirmed an exact plan with a contractor, I presume that this plan will be followed through the grading, infrastructure, road work and construction of the buildings phases of the project. However, as we near the end of the project and the site walls are complete and the site is fully enclosed, there will likely be some project related traffic (final finishes, final landscape and other work) that will come through the Resort to the project site. Note however that I do not expect that this traffic (in nature and amount) will differ greatly from normal Resort maintenance levels.

More importantly, with respect to traffic on Rose Lane, our interests are completely aligned with those of the Enclave residents. Rose Lane is the only way that guests can and will be able to access the Resort and it is in our best interests to minimize the amount of traffic on Rose Lane to ensure we provide them the best Resort experience possible. Therefore, we will not be allowing any construction related parking on Rose Lane.

I note that there should be no parking on Rose Lane at all and, until the last couple of years, all of the Rose Lane curbs were painted red, prohibiting parking on this street – something which The Enclave has changed without consulting any of the other owners of the road. We are working on updating the Rose Lane Maintenance Association documents – and I am certain that this issue will be addressed as a part of those discussions.

As for the implementation of the event sound management system, we have added some additional scope to the project and will be finalizing the contract for its implementation with Level 3 within the next week or so. Level 3 has indicated that the equipment delivery may take 14 to 16 weeks and the installation will require an additional 3 to 4 weeks to complete. Based upon these timelines, my guess is that the installation should be complete by mid – June. Obviously, we will do what we can to shorten these timelines, but we are pretty much at their mercy as far as schedule goes.

I look forward to seeing you on Thursday afternoon.

Please let me know if you need anything else from me prior to the meeting.

Thank you.

Gary

From: George Burton <gburton@paradisevalleyaz.gov>

Sent: Tuesday, January 24, 2023 2:23 PM

To: Gary Stougaard [REDACTED]

Subject: FW: Andaz Project Request

Hi Gary,

Please reference the public comment below and let me know how the construction traffic will be executed.

Also, do you have a tentative date on when the event lawn noise measures (outlined in the Town's noise study) will be implemented?

Thanks, George

George Burton

Senior Planner

Community Development Department

6401 E. Lincoln Drive

Paradise Valley, AZ 85253

O – 480-348-3525

gburton@paradisevalleyaz.gov

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From: Jordan Ayan [REDACTED] **On Behalf Of** Jordan Ayan

Sent: Wednesday, January 18, 2023 10:03 PM

To: George Burton <gburton@paradisevalleyaz.gov>

Subject: Andaz Project Request

External email: use caution with links & attachments

Dear Mr. Burton and the Town Council of Paradise Valley:

As a resident of The Enclave at Borgata, I am writing to express concerns about the proposed Andaz Hotel construction sight. A group of our residents recently spoke with Gary Stougaard at the meeting he held at the hotel, and they were informed that there would be no construction traffic on Rose Lane. However, this was not contained in the stipulations, and we are concerned about the impact construction traffic will have on our community.

As you may know, Rose Lane is a shared private road, and The Enclave at Borgata owns a portion of it, along with several others. As owners, we are responsible for the upkeep and maintenance of the road. Heavy construction traffic and equipment will have an adverse and damaging impact on the surface. Additionally, if construction workers are allowed to park their cars there, it will impede our thoroughfare.

Based on Mr. Stougaard's assertion that Rose Lane would not be used during construction, we strongly and respectfully request that an additional stipulation be made that no construction traffic or parking by construction workers be allowed on Rose Lane. This would ensure that the construction does not impact our community and that we can continue using the road for our intended purposes. Thank you for your attention to this matter. If you have any questions or concerns about our request, please do not hesitate to reach out.

Sincerely,

Jordan and Jan Ayan

Resident of The Enclave at Borgata

ANDAZ SCOTTSDALE RESORT AND BUNGALOWS
SPECICAL USE PERMIT AMENDMENT AND REZONING
NEIGHBORHOOD MEETING
DECEMBER 1, 2022

MINUTES

- PV Scottsdale Hotel Owner SPE LLC , the owner of the Andaz Scottsdale Resort & Bungalows (the “Resort”) held a meeting December 1, 2022 in the Foundry Ballroom at the Andaz Resort & Bungalows to present and take public comment on the proposed plan to expand the Resort.
- About 900 post card notifications were mailed to all property owners within a 1,500’ radius of the Resort.
- Gary Stougaard led the presentation with slides of the proposed project on two 65” monitors, locate on either side of the podium.
- The meeting started at 5:02 PM.
- An audio file of complete meeting is available and will be provided separately.

Items and points of discussion:

- Gary opened with a summary of the history of the Cottonwoods Resort (built in 1982) and the conversion to the Andaz Resort & Bungalows Resort in 2016.
- He then discussed the adjacent 5 acre parcel – and the options considered for its development.
- These included.
 - o The addition of 40 to 50 guestroom bungalows, expanding the Resort guest room count from 185 keys to 225 to 235 keys together with the construction of approximately 4,000 square feet of additional indoor meeting space;
 - o Subdividing the parcel into four 1.25 acre residential lots for the development and construction of four semi-custom homes for sale and;
 - o The current proposed plan for the development of 10 residential style luxury villas expanding the Resort guest room count from 185 keys to 195 keys together with the construction of a 1,200 square foot building, which will include restrooms and storage space to serve the adjacent event lawn.
- He indicated that the proposed plan was selected because it addresses the demand for residential style accommodations in luxury resorts with as little impact as possible on the neighbors and neighborhood surrounding the Resort.

Attendee questions:

1. A question was raised about the size and nature of the pools proposed for each unit.
 - a. Gary responded that each unit will include a small hot tub sized pool to accommodate up to 8 people which will also include refrigeration capability to enable their conversion to cold plunge pools when temperatures dictate.

2. A question was asked about the size and location of the units, the nature of the proposed Service Building and the post development lot coverage.
 - a. Gary responded that the ten proposed Villa structures would include
 - i. Four two-bedroom villas of approximately 2,150 sf. Five three-bedroom villas of approximately 2,450 sf. and one four-bedroom villa of approximately 4,050 sf. together with
 - ii. A Service Building of approximately 1,200 sq ft to service the Villas and the adjacent event lawn which will include bathrooms and storage space.
 - iii. Total building square footage together with shade coverage, including permanent umbrellas and covered patios is approximately 33,000 sf., representing just less than 15% total lot coverage – similar to the balance of the Resort.
3. A question was raised about the location and height of the new and existing site walls.
 - a. Gary explained that an 8 foot masonry wall would be constructed on the south property line of the parcel and that the existing block wall along the south side of the property will also be raised to 8'. Setbacks to the new Villa units will not be less than 100 feet from this wall, consistent with the existing Resort buildings.
 - b. On the west side, after the dedication of 25 feet of land adjacent to Quail Run Road to the Town of Paradise Valley, a 6 foot tall articulating masonry wall will be constructed in line with the existing Resort west perimeter wall. Also consistent with the existing Resort, the setback from the west property line to the new Villa units will be a minimum of 70 feet.
 - c. He also indicated that most of the existing 5' tall block wall along the east boundary of the parcel will remain after the expansion. Two sections of that wall that will be removed. One to integrate the surface drainage plan for the expansion site with the existing Resort and the second to provide access to the Service Building from the event lawn and access to the Spa and Fitness Center for the Villa guests.
4. Gary then addressed the likely plan for construction access, staging and duration.
 - a. He indicated that depending on the timeline for approval, infrastructure, roadway and perimeter wall construction could start as soon as May, 2023 and would likely take three to four months to complete.
 - b. Thereafter, construction, the completion of vertical construction and landscape and finish work would commence and continue for 12 to 14 months - to facilitate completion in time for the 2025 Winter season.
 - c. He also said that construction would be staged from the southwest corner of the parcel to minimize the impact on Quail Run Road residents.
5. A question was raised about guest management and maximum occupancy in the Villa units.
 - a. Gary indicated that the Villa units would be part of the Resort guestroom pool and managed by Hyatt in a manner consistent with all other guest rooms at the Resort.

- i. All guests will be required to check in at the front desk and will either be escorted or driven to their Villa unit.
 - ii. Each Villa will have a maximum occupancy based upon the number of beds in each unit, consistent with all that for the other hotel rooms, which limits will be enforced by Hyatt.
- 6. A question was raised about plans for Quail Run Road improvements.
 - a. Gary indicated that based upon comments from neighbors, there are no plans to widen Quail Run Road. Consistent with this, the only access to the Villa units will be from Scottsdale Road and through the Resort – and there will be no openings in the Quail Run Road wall for either vehicles or pedestrians - other than the two openings for Fire Department access which exist today.
 - b. Many attendees were pleased by this and expressed their opposition to any expansion of Quail Run Road. They strongly indicated that they do not want the road widened or changed in any way that might result in more traffic. James Rose, the Planning Commission Chair was in attendance and introduced himself to the attendees to let them know that he would share their opinions and concerns with the other Planning Commissioners. He also asked them to express their feelings about changes to Quail Run Road in writing to the Planning Commission.
- 7. Gary then addressed landscape installation and maintenance for the area between the proposed west site wall and Quail Run Road.
 - a. He indicated that the proposed landscape plan would include native plants and that the Resort would provide irrigation to enable these plant materials to become established and survive as part of a typical desert landscape. He also indicated that the Resort would maintain this landscaped area in perpetuity.
- 8. A concern was expressed about event sound management and mitigation.
 - a. Gary explained that the Resort has been working with the Town to design and install equipment and implement measures to reduce the decibel levels of sound from the Resort event venues. Based upon a report prepared by an acoustic consultant selected by the Town of Paradise Valley, the plan includes new higher tech directional speakers placed in the ground to manage sound at the Resort event spaces to decrease decibel levels at the Resort property lines.
 - b. In addition, he indicated that a recently completed study by this acousitc engineer concluded that the height and configuration of the proposed Villa units would significantly contribute to reducing sound levels from the event lawns reaching neighboring homes to the south and west – keeping them within the Town sound ordinance guidelines.
 - c. He also explained that he had agreed to a stipulation that there would be no amplified sound from any of the yards around the new Villa units after 10:00 PM.

9. A question was asked about parking capacity.
 - a. Gary showed a slide indicating that after the addition of the Villa units, including 20 new spaces from the addition of a 2 vehicle carport at each Villa unit, the Resort will have a total of 298 on site parking spaces, 64 more than the 1.2 spaces per guestroom (234) required by the Town. In addition, each Villa will have a driveway that could accommodate at least one additional vehicle which is not included in this count. No parking will be allowed on the access road to the new Villa units. He also explained that many Resort guests do not arrive in cars, relying instead on cabs, or ride share or limo services. Therefore, even in the event of high occupancy and/or large events, he does have concerns about overall Resort parking capacity.
10. Gary addressed next steps and the anticipated timeline for review and approvals.
 - a. At the Planning Commission meeting scheduled for Tuesday, December 20th, the Commission will review the draft Ordinance and Stipulations related to the proposed expansion prepared by Planning Department staff.
 - b. The Planning Commission will then meet on Tuesday, January 3rd at which meeting the proposed development plan will be open for public comment. Thereafter, the Planning Commission will vote on whether to return the Project to Town Council for review, public comment and a final vote.
 - c. The project will then go to the Town Council for a January 26th working session meeting. Assuming there are few unresolved issues, we are hoping that at the next Council meeting, scheduled for February 9th, will include invite public comment with a Council vote on the proposed project thereafter.

The meeting wrapped up with Gary closing the meeting about 55 minutes after it started at 5:57 PM.



AN *d*AZ. | SCOTTSDALE
RESORT & BUNGALOWS

6114 N Scottsdale Rd, Scottsdale, AZ 85253

299

Dear Andaz Scottsdale Resort & Bungalows Neighbor,

The purpose of this correspondence is to inform you that the Andaz Resort & Bungalows has applied for an Intermediate Special Use Permit Amendment (SUP-22-01), a Rezoning (M-22-01), and a Non-Administrative Land Modification/Lot Combination (LLA-22-03) to incorporate and develop a vacant 5-acre residential property located adjacent to the southwest corner of the existing Resort (6041 N Quail Run Road/Maricopa County Assessor Parcel Number 174-65-004C) into the Resort (6160 N Scottsdale Road/Maricopa County Assessor Parcel Number 174-65-071). The proposed development plans for this site consist of the development of 10 one-story guest units with private pools, together with a new one-story service building, and new site perimeter walls.

In accordance with the Special Use Permit and Rezoning process, the Town of Paradise Valley requires us to notify all property owners within 1,500 feet of the Resort of our intent and invite them to a meeting to learn about the proposed development in more detail and ask questions as appropriate.

We will be hosting a reception in the Foundry Meeting Room at the Resort at 5:00 PM on December 1, 2022, to present our plans and would welcome your attendance. Please RSVP to Allison Simpson at (480) 214-4615 or Allison.Simpson@andaz.com.

If you are unable to attend, we welcome any questions you may have about the proposed expansion, which you may direct to Allison or, for specific questions about the application process, please contact George Burton, Senior Planner at the Town of Paradise Valley at (480) 348-3525 or gburton@paradisevalleyaz.gov.

We look forward to seeing you.

Sincerely,
Gary A. Stougaard
Manager



COMMUNITY DEVELOPMENT DEPARTMENT AFFIDAVIT OF MAILING NOTIFICATION

Town of Paradise Valley • 6401 East Lincoln Drive • Paradise Valley, Arizona 85253 • Phone: (480) 348-3692

STATE OF ARIZONA)
) ss:
County of Maricopa)

In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies that all the property owners within 1,000 feet of the property, as obtained from the Maricopa County Assessor's Office on November 11, 2022, for the proposed variance has been mailed on the following date November 17, 2022.

(This property list shall not be older than thirty (30) days at the time of filing of the application).

[Signature]

The foregoing instrument was acknowledged by me this 17th day of November, 2022, by Allison Simpson.
Name

[Signature: Luke Nelson]
NOTARY PUBLIC

My commission expires:

3/16/2025



Andaz Scottsdale Resort & Bungalows

Properties within a 1,500 ft Radius of the Perimeter of the Resort
 as of November 10, 2022

Parcel Number	Owner	Property Address	Mailing Address	MAIL_ADDR1	MAIL_CITY	MAIL STATE	MAIL ZIP	PHYSICAL STREET	PHYSICAL STREET	PHYSICAL STREET NAME	PHYSICAL STREET	PHYSICAL CITY	PHYSICAL ZIP
173-05-057	CITY OF PHOENIX	251 W. WASHINGTON ST	251 W. WASHINGTON ST PHOENIX AZ 85003	251 W. WASHINGTON ST	PHOENIX	AZ	85003						
173-05-058	GOLDSTEIN ANDREW/KAREN J	7219 E SOLANO DR SCOTTSDALE 85250	7219 E SOLANO DR SCOTTSDALE AZ USA 85250	7219 E SOLANO DR	SCOTTSDALE	AZ	85250	7219	E	SOLANO	DR	SCOTTSDALE	85250
173-05-059	JEANETTE C GRISWOLD REVOCABLE TRUST	7213 E SOLANO DR SCOTTSDALE 85250	7213 E SOLANO DR SCOTTSDALE AZ USA 85250	7213 E SOLANO DR	SCOTTSDALE	AZ	85250	7213	E	SOLANO	DR	SCOTTSDALE	85250
173-05-060	LEE MORGAN EVANS REVOCABLE TRUST(LEASE)	7207 E SOLANO DR SCOTTSDALE 85250	7207 E SOLANO DR SCOTTSDALE AZ USA 85250	7207 E SOLANO DR	SCOTTSDALE	AZ	85250	7207	E	SOLANO	DR	SCOTTSDALE	85250
173-05-061	ADMAN IJAZ TRUST	7201 E SOLANO DR SCOTTSDALE 85250	7508 E EARLL DR UNIT 19 SCOTTSDALE AZ USA 85251	7508 E EARLL DR UNIT 19	SCOTTSDALE	AZ	85251	7201	E	SOLANO	DR	SCOTTSDALE	85250
173-05-062	BANK CASEY	7202 E SOLANO DR SCOTTSDALE 85250	7202 E SOLANO DR SCOTTSDALE AZ USA 85250	7202 E SOLANO DR	SCOTTSDALE	AZ	85250	7202	E	SOLANO	DR	SCOTTSDALE	85250
173-05-063	FOX MELODY LEASE	7208 E SOLANO DR SCOTTSDALE 85250	7201 E SOLANO DR SCOTTSDALE AZ USA 85250	7201 E SOLANO DR	SCOTTSDALE	AZ	85250	7208	E	SOLANO	DR	SCOTTSDALE	85250
173-05-064	BARBARA HAWKINS RESIDENCE TRUST	7214 E SOLANO DR SCOTTSDALE 85250	7214 E SOLANO DR SCOTTSDALE AZ USA 85250	7214 E SOLANO DR	SCOTTSDALE	AZ	85250	7214	E	SOLANO	DR	SCOTTSDALE	85250
173-05-065	BAILEY GRADY JR (LEASE)	7220 E SOLANO DR SCOTTSDALE 85250	7220 E SOLANO DR SCOTTSDALE AZ USA 85250	7220 E SOLANO DR	SCOTTSDALE	AZ	85250	7220	E	SOLANO	DR	SCOTTSDALE	85250
173-05-066	RIECK STEVEN I/DEBRA (IMPROVEMENTS)	7226 E SOLANO DR SCOTTSDALE 85250	7226 E SOLANO DR SCOTTSDALE AZ USA 85250	7226 E SOLANO DR	SCOTTSDALE	AZ	85250	7226	E	SOLANO	DR	SCOTTSDALE	85250
173-05-067	AGEE WILLIAM S/BRENDA B (LEASE)	7232 E SOLANO DR SCOTTSDALE 85250	7232 E SOLANO DR SCOTTSDALE AZ USA 85250	7232 E SOLANO DR	SCOTTSDALE	AZ	85250	7232	E	SOLANO	DR	SCOTTSDALE	85250
173-05-068	PHASE FOUR HOMEOWNERS ASSOCIATION INC (LEASE)		9000 E PIMA CTR PKWY 300 SCOTTSDALE AZ USA 85258	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258						
173-05-069	PHASE FOUR HOMEOWNERS ASSOCIATION INC (LEASE)		9000 E PIMA CTR PKWY 300 SCOTTSDALE AZ USA 85258	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258						
173-05-070	PHASE FOUR HOMEOWNERS ASSOCIATION INC (LEASE)		9000 E PIMA CTR PKWY 300 SCOTTSDALE AZ USA 85258	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258						
173-05-071	PHASE FOUR HOMEOWNERS ASSOCIATION INC (LEASE)		9000 E PIMA CTR PKWY 300 SCOTTSDALE AZ USA 85258	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258						
173-05-072	ADAMS JERRY W	7209 E MCDONALD DR 1 SCOTTSDALE 85250	7209 E MCDONALD DR UNIT 1 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR UNIT 1	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-073	TATIANA ALBRECHT TRUST	7209 E MCDONALD DR 2 SCOTTSDALE 85250	7209 E MACDONALD DR UNIT 2 SCOTTSDALE AZ USA 85250	7209 E MACDONALD DR UNIT 2	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-074	VIRGINIA A HARRIS TRUST	7209 E MCDONALD DR 3 SCOTTSDALE 85250	7209 E MCDONALD DR NO 3 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR NO 3	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-075	7209 MCDONALD 04 LLC	7209 E MCDONALD DR 4 SCOTTSDALE 85250	6909 E LINCOLN DR STE 1 PARADISE VALLEY AZ USA 85253	6909 E LINCOLN DR STE 1	PARADISE VALLEY	AZ	85253	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-076	GRAICHEN MARISOL CALVILLO	7209 E MCDONALD DR 5 SCOTTSDALE 85250	7209 E MCDONALD DR SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-077	BROEKER SUSAN R & STEVEN C BRUNI	7209 E MCDONALD DR 6 SCOTTSDALE 85250	7209 E MCDONALD DR SCOTTSDALE AZ USA 85253	7209 E MCDONALD DR	SCOTTSDALE	AZ	85253	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-078	BAGNESCHI ANTHONY/ANDREA	7209 E MCDONALD DR 7 SCOTTSDALE 85250	7209 E MCDONALD DR UNIT 7 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR UNIT 7	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-079	BRANDT BEVERLY KAY	7209 E MCDONALD DR 8 SCOTTSDALE 85250	7209 E MCDONALD #8 SCOTTSDALE AZ USA 85258	7209 E MCDONALD #8	SCOTTSDALE	AZ	85258	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-080	7209 MCDONALD 09 LLC	7209 E MCDONALD DR 9 SCOTTSDALE 85250	6909 E LINCOLN DR SUITE 1 PARADISE VALLEY AZ USA 85253	6909 E LINCOLN DR SUITE 1	PARADISE VALLEY	AZ	85253	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-081	PACIFIC PREMIER TRUST (CUSTODIAN)	7209 E MCDONALD DR 10 SCOTTSDALE 85250	PO BOX 981012 BOSTON MA USA 02298	PO BOX 981012	BOSTON	MA	2298	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-082	MACKENZIE ROBERT	7209 E MCDONALD DR 11 SCOTTSDALE 85250	7209 E MCDONALD DR UNIT 11 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR UNIT 11	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-083	SYLVA DEBORAH L	7209 E MCDONALD DR 12 SCOTTSDALE 85250	7209 E MCDONALD DR UNIT 12 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR UNIT 12	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-084	GRIFFIN FARAH	7209 E MCDONALD DR 13 SCOTTSDALE 85250	7209 E MCDONALD DR UNIT 13 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR UNIT 13	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-085	STRILPIN CINDY W/JAMES W	7209 E MCDONALD DR 14 SCOTTSDALE 85250	7209 E MCDONALD DR SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-086	WATTERWORTH JERRY J/KRANZ LAWRENCE H	7209 E MCDONALD DR 15 SCOTTSDALE 85250	7209 E MCDONALD DR NO 15 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR NO 15	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-087	ARMON 525 LLC	7209 E MCDONALD DR 16 SCOTTSDALE 85250	1323 SWALLOW CT BOUDLER CO USA 80303	1323 SWALLOW CT	BOUDLER	CO	80303	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-088	BRODERICK BARBARA A/ETCHEVERRY MARILYN K	7209 E MCDONALD DR 17 SCOTTSDALE 85250	7209 E MCDONALD #17 SCOTTSDALE AZ USA 85250	7209 E MCDONALD #17	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-089	OCANA ANN	7209 E MCDONALD DR 18 SCOTTSDALE 85250	7209 E MCDONALD DR SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-090	RESTATE ARTHUR DOUGLAS CHAMBERS II LIV TR	7209 E MCDONALD DR 19 SCOTTSDALE 85250	7209 E MCDONALD UNIT 20 SCOTTSDALE AZ USA 85250	7209 E MCDONALD UNIT 20	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-091	BAKER 2015 REVOCABLE TRUST	7209 E MCDONALD DR 20 SCOTTSDALE 85250	7209 E MCDONALD 20 PHOENIX AZ USA 85250	7209 E MCDONALD 20	PHOENIX	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-092	KUTICA MICHAEL A	7209 E MCDONALD DR 21 SCOTTSDALE 85250	7209 E MCDONALD DR 21 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR 21	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-093	GOLDBERG ERMA L	7209 E MCDONALD DR 22 SCOTTSDALE 85250	7209 E MCDONALD DR UNIT 22 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR UNIT 22	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-094	BOURN TIMOTHY C	7209 E MCDONALD DR 23 SCOTTSDALE 85250	7209 E MCDONALD DR UNIT 23 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR UNIT 23	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-095	ISSOTI PAMELA J	7209 E MCDONALD DR 24 SCOTTSDALE 85250	7209 E MCDONALD DR NO 36 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR NO 36	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-096	QT HOLDINGS	7209 E MCDONALD DR 25 SCOTTSDALE 85250	7209 E MCDONALD DR UNIT 25 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR UNIT 25	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-097	MCRATNEY DEBRA LYNN	7209 E MCDONALD DR 26 SCOTTSDALE 85250	7209 E MCDONALD DR UNIT 26 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR UNIT 26	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-098	VUKAS FAMILY TRUST	7209 E MCDONALD DR 27 SCOTTSDALE 85250	7209 E MCDONALD DR UNIT 27 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR UNIT 27	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-099	EUBANKS PAUL SCOTT/KAREN H TR	7209 E MCDONALD DR 28 SCOTTSDALE 85250	7209 E MCDONALD DR SCOTTSDALE AZ USA 85253	7209 E MCDONALD DR	SCOTTSDALE	AZ	85253	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-100	MARTIN RANDALL B/CYNTHIA L	7209 E MCDONALD DR 29 SCOTTSDALE 85250	7209 E MCDONALD DR UNIT 29 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR UNIT 29	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-101	TAYLOR ANN TR	7209 E MCDONALD DR 30 SCOTTSDALE 85250	7209 E MCDONALD DR NO 30 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR NO 30	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-102	TAYLOR ANN TR	7209 E MCDONALD DR 31 SCOTTSDALE 85250	7209 E MCDONALD DR NO 30 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR NO 30	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-103	JOSE AND FRANCES BURRUEL TRUST	7209 E MCDONALD DR 32 SCOTTSDALE 85250	7209 E MCDONALD DR UNIT 32 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR UNIT 32	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-104	TERRY RYRL A	7209 E MCDONALD DR 33 SCOTTSDALE 85250	7209 E MCDONALD DR UNIT 33 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR UNIT 33	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-105	7209 MCDONALD 34 LLC	7209 E MCDONALD DR 34 SCOTTSDALE 85250	6909 E LINCOLN DR SUITE 1 PARADISE VALLEY AZ USA 85253	6909 E LINCOLN DR SUITE 1	PARADISE VALLEY	AZ	85253	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-106	FLAKE RODNEY J/JOYCE A TR	7209 E MCDONALD DR 35 SCOTTSDALE 85250	19 CELLINI LAKE OSWEGO OR USA 97035	19 CELLINI	LAKE OSWEGO	OR	97035	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-107	DOUGHERTY FRED	7209 E MCDONALD DR 36 SCOTTSDALE 85250	7209 E MCDONALD DR UNIT 36 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR UNIT 36	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-108	DOUGLAS W CRAIG LIVING TRUST	7209 E MCDONALD DR 37 SCOTTSDALE 85250	7209 E MCDONALD DR NO 37 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR NO 37	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-109	ORSCHLON ROBIN K	7209 E MCDONALD DR 38 SCOTTSDALE 85250	4832 N 72ND WAY SCOTTSDALE AZ USA 85251	4832 N 72ND WAY	SCOTTSDALE	AZ	85251	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-110	PACE KIMBERLY R/FURSE DAVID H	7209 E MCDONALD DR 39 SCOTTSDALE 85250	7209 E MCDONALD DR UNIT 39 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR UNIT 39	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-111	7209 MCDONALD 40 LLC	7209 E MCDONALD DR 40 SCOTTSDALE 85250	6909 E LINCOLN DR SUITE 1 PARADISE VALLEY AZ USA 85253	6909 E LINCOLN DR SUITE 1	PARADISE VALLEY	AZ	85253	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-112	MYERS PAUL E III	7209 E MCDONALD DR 41 SCOTTSDALE 85250	7209 E MCDONALD DR UNIT 41 SCOTTSDALE AZ USA 85250605	7209 E MCDONALD DR UNIT 41	SCOTTSDALE	AZ	9E+08	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-113	BYLESS ANGELYN PRITCHARD	7209 E MCDONALD DR 42 SCOTTSDALE 85250	7209 E MCDONALD DR UNIT 42 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR UNIT 42	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-114	THOMPSON DAVID I/SHARON M	7209 E MCDONALD DR 43 SCOTTSDALE 85250	7209 E MCDONALD DR NO 43 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR NO 43	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-115	BARNES NANCY A	7209 E MCDONALD DR 44 SCOTTSDALE 85250	7209 E MCDONALD DR 44 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR 44	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-116	MILLS BRITTANY J	7209 E MCDONALD DR 45 SCOTTSDALE 85250	7209 E MCDONALD DR UNIT 45 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR UNIT 45	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-117	SCOTT A COLLETTI REVOCABLE LIVING TRUST	7209 E MCDONALD DR 46 SCOTTSDALE 85250	7209 E MCDONALD DR UNIT 46 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR UNIT 46	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-118	DAVID B HAY AND BRIDGET M HAY FAMILY TRUST	7209 E MCDONALD DR 47 SCOTTSDALE 85250	7209 E MCDONALD DR UNIT 47 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR UNIT 47	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-119	BOURDAMIS SALLY H	7209 E MCDONALD DR 48 SCOTTSDALE 85250	7209 E MCDONALD DR UNIT 48 SCOTTSDALE AZ USA 85253	7209 E MCDONALD DR UNIT 48	SCOTTSDALE	AZ	85253	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-120	STRIKE DAVID J/DONITA V TR	7209 E MCDONALD DR 49 SCOTTSDALE 85250	2924 EMORY ST ANCHORAGE AK USA 99508	2924 EMORY ST	ANCHORAGE	AK	99508	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-121	MARY E CLINGER TRUST/CLINGER BARBARA T	7209 E MCDONALD DR 50 SCOTTSDALE 85250	7209 E MCDONALD DR UNIT 50 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR UNIT 50	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-122	LICCIARDI NATALIE F/MARC R	7209 E MCDONALD DR 51 SCOTTSDALE 85250	7209 E MCDONALD DR 51 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR 51	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-123	PRINGLE SUSAN D TR	7209 E MCDONALD DR 52 SCOTTSDALE 85250	7209 E MCDONALD DR NO 52 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR NO 52	SCOTTSDALE	AZ	85250	7209	E	MCDONALD	DR	SCOTTSDALE	85250
173-05-124	GALLARDO JOSE M	7209 E MCDONALD DR 53 SCOTTSDALE 85250	7209 E MCDONALD DR UNIT 53 SCOTTSDALE AZ USA 85250	7209 E MCDONALD DR UNIT 53	SCOTTSDALE	AZ	85250	7209					

Andaz Scottsdale Resort & Bungalows

Properties within a 1,500 ft Radius of the Perimeter of the Resort
 as of November 10, 2022

Parcel Number	Owner	Property Address	Mailing Address	MAIL_ADDR1	MAIL_CITY	MAIL STATE	MAIL ZIP	PHYSICAL STREET	PHYSICAL STREET	PHYSICAL STREET NAME	PHYSICAL STREET	PHYSICAL CITY	PHYSICAL ZIP
173-06-001D	CITY OF PHOENIX	251 W. WASHINGTON ST	251 W. WASHINGTON ST PHOENIX AZ 85003	251 W. WASHINGTON ST	PHOENIX	AZ	85003						
173-06-002	7001 PV LLC	7001 E MCDONALD DR	11420 N 64TH ST SCOTTSDALE AZ USA 85254	11420 N 64TH ST	SCOTTSDALE	AZ	85254	7001	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-003	SMITH IAN/HELEN	5901 N QUAIL RUN RD	5901 N QUAIL RUN RD PARADISE VALLEY AZ USA 85253	5901 N QUAIL RUN RD	PARADISE VALLEY	AZ	85253	5901	N	QUAIL RUN	RD	PARADISE VALLEY	85253
173-06-004	SSE DEVELOPMENT AZ LLC	7014 E PALO VERDE LN	2929 N 44TH ST STE 230 PHOENIX AZ USA 85018	2929 N 44TH ST STE 230	PHOENIX	AZ	85018	7014	E	PALO VERDE	LN	PARADISE VALLEY	85253
173-06-005	DEWANE MARK G/WENDY H	7028 E PALO VERDE LN	7028 E PALO VERDE LN PARADISE VALLEY AZ USA 85253	7028 E PALO VERDE LN	PARADISE VALLEY	AZ	85253	7028	E	PALO VERDE	LN	PARADISE VALLEY	85253
173-06-006	JJJ STRATEGIES LLC	7040 E PALO VERDE LN	7040 E PALO VERDE LN PARADISE VALLEY AZ USA 85253	7040 E PALO VERDE LN	PARADISE VALLEY	AZ	85253	7040	E	PALO VERDE	LN	PARADISE VALLEY	85253
173-06-007	WHITE J ROBERT JR/CHERYL G	5853 N 70TH PL	5853 N 70TH PL PARADISE VALLEY AZ USA 85253	5853 N 70TH PL	PARADISE VALLEY	AZ	85253	5853	N	70TH	PL	PARADISE VALLEY	85253
173-06-007	TURCOTTE PAUL L/POLK SHANNON	5833 N 70TH PL	5833 N 70TH PL PARADISE VALLEY AZ USA 85253	5833 N 70TH PL	PARADISE VALLEY	AZ	85253	5833	N	70TH	PL	PARADISE VALLEY	85253
173-06-008	KOSTERS WARREN C/DEBORAH L	5821 N 70TH PL	PO BOX 8641 SCOTTSDALE AZ USA 85252	PO BOX 8641	SCOTTSDALE	AZ	85252	5821	N	70TH	PL	PARADISE VALLEY	85253
173-06-009	HAYES BENJAMIN	5801 N 70TH PL	5801 N 70TH PL PARADISE VALLEY AZ USA 85253	5801 N 70TH PL	PARADISE VALLEY	AZ	85253	5801	N	70TH	PL	PARADISE VALLEY	85253
173-06-011	JPM TRUST	5812 N 70TH PL	5812 N 70TH PL PARADISE VALLEY AZ USA 85253	5812 N 70TH PL	PARADISE VALLEY	AZ	85253	5812	N	70TH	PL	PARADISE VALLEY	85253
173-06-012	MARDIAN REVOCABLE TRUST	5826 N 70TH PL	5826 N 70TH PL SCOTTSDALE AZ USA 85253	5826 N 70TH PL	SCOTTSDALE	AZ	85253	5826	N	70TH	PL	PARADISE VALLEY	85253
173-06-013	JOSHUA FREY 2020 IRREVOCABLE TRUST	5840 N 70TH PL	850 E DESERT INN RD PHW LAS VEGAS NV USA 89109	850 E DESERT INN RD PHW	LAS VEGAS	NV	89109	5840	N	70TH	PL	PARADISE VALLEY	85253
173-06-014	WALKER CHRISTOPHER S/BRITTANY S	7007 E PALO VERDE LN	7007 E PALO VERDE LN PARADISE VALLEY AZ USA 85253	7007 E PALO VERDE LN	PARADISE VALLEY	AZ	85253	7007	E	PALO VERDE	LN	PARADISE VALLEY	85253
173-06-015	SLESSMAN WILLIAM D/SARAH I TR	7001 E PALO VERDE LN	7001 E PALO VERDE LN PARADISE VALLEY AZ USA 85253	7001 E PALO VERDE LN	PARADISE VALLEY	AZ	85253	7001	E	PALO VERDE	LN	PARADISE VALLEY	85253
173-06-016	COLE ANGELA	5833 N QUAIL RUN RD	5833 N QUAIL RUN RD PARADISE VALLEY AZ USA 85253	5833 N QUAIL RUN RD	PARADISE VALLEY	AZ	85253	5833	N	QUAIL RUN	RD	PARADISE VALLEY	85253
173-06-017	WESTHOUSE LAWRENCE E/MARY K	5817 N QUAIL RUN RD	5817 N QUAIL RUN PARADISE VALLEY AZ USA 85253	5817 N QUAIL RUN	PARADISE VALLEY	AZ	85253	5817	N	QUAIL RUN	RD	PARADISE VALLEY	85253
173-06-018	COPP JUSTIN P/ERIN L	5801 N QUAIL RUN RD	5801 N QUAIL RUN RD PARADISE VALLEY AZ USA 85253	5801 N QUAIL RUN RD	PARADISE VALLEY	AZ	85253	5801	N	QUAIL RUN	RD	PARADISE VALLEY	85253
173-06-020	LISA A GUIDA TRUST	7159 E MCDONALD DR	7159 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7159 E MCDONALD DR	PARADISE VALLEY	AZ	85253	7159	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-021	G-SPOT LLC	7161 E MCDONALD DR	133 RAINBOW DR UNIT 3334 LIVINGSTON TX USA 77399	133 RAINBOW DR UNIT 3334	LIVINGSTON	TX	77399	7161	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-022	GERGES ASHRAF ADEL SAMY TR	7163 E MCDONALD DR	7163 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7163 E MCDONALD DR	PARADISE VALLEY	AZ	85253	7163	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-023	NATALIE R COHN TRUST	7165 E MCDONALD DR	7537 E MCDONALD DR SCOTTSDALE AZ USA 85250	7537 E MCDONALD DR	SCOTTSDALE	AZ	85250	7165	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-024	SCHRECK RYAN R/SOK CHANPHANA	7167 E MCDONALD DR	7167 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7167 E MCDONALD DR	PARADISE VALLEY	AZ	85253	7167	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-025	RUBLE CHRISTOPHER D	7169 E MCDONALD DR	7169 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7169 E MCDONALD DR	PARADISE VALLEY	AZ	85253	7169	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-026	FOWLER BEVERLY J	7137 E MCDONALD DR	7137 E MCDONALD DR SCOTTSDALE AZ USA 85253	7137 E MCDONALD DR	SCOTTSDALE	AZ	85253	7137	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-027	RUBIN MICHAEL	7135 E MCDONALD DR	7135 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7135 E MCDONALD DR	PARADISE VALLEY	AZ	85253	7135	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-028	ABEL CAROL ANN	7133 E MCDONALD DR	7133 E MCDONALD DR SCOTTSDALE AZ USA 85253	7133 E MCDONALD DR	SCOTTSDALE	AZ	85253	7133	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-029	ANDREW DONALD MAGEE AND SUSAN LEE MAGEE TRUST	7131 E MCDONALD DR	7131 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7131 E MCDONALD DR	PARADISE VALLEY	AZ	85253	7131	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-030	LUCIANO MARY ANN	7129 E MCDONALD DR	7129 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7129 E MCDONALD DR	PARADISE VALLEY	AZ	85253	7129	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-031	PRATT NANCY M	7127 E MCDONALD DR	7127 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7127 E MCDONALD DR	PARADISE VALLEY	AZ	85253	7127	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-032	SUSAN L BAUM REVOCABLE TRUST	7125 E MCDONALD DR	7125 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7125 E MCDONALD DR	PARADISE VALLEY	AZ	85253	7125	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-033	WOLFF MICHELE/RODNEY A	7123 E MCDONALD DR	7123 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7123 E MCDONALD DR	PARADISE VALLEY	AZ	85253	7123	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-034	BUCKINGHAM RODNEY ERVIN/MARILYN MARGARET	7121 E MCDONALD DR	BOX 811 FORT QU'APPELLE SK CAN SOG150	BOX 811	FORT QU'APPELLE	SK	506150	7121	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-035	LOSS LISA M	7119 E MCDONALD DR	7119 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7119 E MCDONALD DR	PARADISE VALLEY	AZ	85253	7119	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-036	STERNBERG FAMILY TRUST	7117 E MCDONALD DR	7117 E MCDONALD DR SCOTTSDALE AZ USA 85253	7117 E MCDONALD DR	SCOTTSDALE	AZ	85253	7117	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-037	LAURA R PIERCE TRUST	7115 E MCDONALD DR	7115 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7115 E MCDONALD DR	PARADISE VALLEY	AZ	85253	7115	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-038	TROSHYNSKI JONATHAN/DOUMAS EDDY	7113 E MCDONALD DR	422 LEYDEN ST DENVER CO USA 80220	422 LEYDEN ST	DENVER	CO	80220	7113	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-039	SIEGEL FAMILY TRUST	7111 E MCDONALD DR	7111 E MCDONALD DR SCOTTSDALE AZ USA 852535406	7111 E MCDONALD DR	SCOTTSDALE	AZ	9e+08	7111	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-040	GABRIEL NICHOLAS/CAROL	7109 E MCDONALD DR	PO BOX 161 FLAGSTAFF AZ USA 86002	PO BOX 161	FLAGSTAFF	AZ	86002	7109	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-041	MEGERDICHIAN V ROSETTE	7107 E MCDONALD DR	800 WILLIS AVE APT 212 ALBERTSON NY USA 11507	800 WILLIS AVE APT 212	ALBERTSON	NY	11507	7107	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-042	TAJ D SABET REVOCABLE TRUST	7105 E MCDONALD DR	7105 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7105 E MCDONALD DR	PARADISE VALLEY	AZ	85253	7105	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-043	TIMOTHY BRIAN JOSEPH	7103 E MCDONALD DR	7103 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7103 E MCDONALD DR	PARADISE VALLEY	AZ	85253	7103	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-044	SHINER MORTON/SONIA TR	7101 E MCDONALD DR	460 CEDAR AVE HIGHLAND PARK IL USA 60035	460 CEDAR AVE	HIGHLAND PARK	IL	60035	7101	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-045	BANSER FAMILY TRUST	7089 E MCDONALD DR	PO BOX 728 EASTSOUND WA USA 98245	PO BOX 728	EASTSOUND	WA	98245	7089	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-046	HORAK CURRY E/MONICA R	7087 E MCDONALD DR	507 ORION PL COLORADO SPRINGS CO USA 80906	507 ORION PL	COLORADO SPRING	CO	80906	7087	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-047	VALERIE A SCHWARTZ REVOCABLE LIVING TRUST	7085 E MCDONALD DR	601 HACKBERRY DRIVE S FARGO ND USA 58104	601 HACKBERRY DRIVE S	FARGO	ND	58104	7085	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-048	DOUMAS EDDY/TROSHYNSKI JONATHAN	7083 E MCDONALD DR	7081 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7081 E MCDONALD DR	PARADISE VALLEY	AZ	85253	7083	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-049	KOSTERS JOHN HILTON/GINA L	7081 E MCDONALD DR	PO BOX 80786 PHOENIX AZ USA 85060	PO BOX 80786	PHOENIX	AZ	85060	7081	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-050	HICKS THOMAS H/SANDRA T TR	7079 E MCDONALD DR	6001 E SAN LEANDRO TUCSON AZ USA 857153040	6001 E SAN LEANDRO	TUCSON	AZ	9e+08	7079	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-051	PETERSON HOLLY T	7077 E MCDONALD DR	7077 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7077 E MCDONALD DR	PARADISE VALLEY	AZ	85253	7077	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-052	MILLER CAROLE D	7075 E MCDONALD DR	7075 E MCDONALD DR SCOTTSDALE AZ USA 85253	7075 E MCDONALD DR	SCOTTSDALE	AZ	85253	7075	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-053	HAMILTON ROBERT B/SNYDER KAREN J	7073 E MCDONALD DR	7073 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7073 E MCDONALD DR	PARADISE VALLEY	AZ	85253	7073	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-054	RELKIN GINA L TR	7071 E MCDONALD DR	7071 E MCDONALD DR SCOTTSDALE AZ USA 85253	7071 E MCDONALD DR	SCOTTSDALE	AZ	85253	7071	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-055	KENNETH L WALLER FAMILY LIVING TRUST	7069 E MCDONALD DR	7069 E MCDONALD DR SCOTTSDALE AZ USA 85253	7069 E MCDONALD DR	SCOTTSDALE	AZ	85253	7069	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-056	SHAW TYLER A/SIEFERT KELLEY	7067 E MCDONALD DR	7067 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7067 E MCDONALD DR	PARADISE VALLEY	AZ	85253	7067	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-057	SCOCHINSKI BONNIE J/THOMAS M TR	7065 E MCDONALD DR	7065 E MCDONALD DR SCOTTSDALE AZ USA 85253	7065 E MCDONALD DR	SCOTTSDALE	AZ	85253	7065	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-058	HEXTON PAMELA	7063 E MCDONALD DR	7063 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7063 E MCDONALD DR	PARADISE VALLEY	AZ	85253	7063	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-059	ADARSH AYYAR AND KAREN ANN GRAHAM REVOCABLE LIVING	7061 E MCDONALD DR	7061 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7061 E MCDONALD DR	PARADISE VALLEY	AZ	85253	7061	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-060	HEGGER RYAN G	7059 E MCDONALD DR	7059 E MCDONALD DR SCOTTSDALE AZ USA 85253	7059 E MCDONALD DR	SCOTTSDALE	AZ	85253	7059	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-061	KNAPIK JEANNE M	7057 E MCDONALD DR	7057 E MCDONALD DR SCOTTSDALE AZ USA 85253	7057 E MCDONALD DR	SCOTTSDALE	AZ	85253	7057	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-062	PERRY LIVING TRUST	7055 E MCDONALD DR	7055 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7055 E MCDONALD DR	PARADISE VALLEY	AZ	85253	7055	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-063	WINTERLING FAMILY TRUST	7053 E MCDONALD DR	7053 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7053 E MCDONALD DR	PARADISE VALLEY	AZ	85253	7053	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-064	CROWLEY LIVING TRUST	7043 E MCDONALD DR	6163 E CALLE CAMELIA SCOTTSDALE AZ USA 85251	6163 E CALLE CAMELIA	SCOTTSDALE	AZ	85251	7043	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-065	SANDERS KERI L	7045 E MCDONALD DR	7045 E MCDONALD DR SCOTTSDALE AZ USA 85253	7045 E MCDONALD DR	SCOTTSDALE	AZ	85253	7045	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-066	HAMMOND JOHN WRAY III	7047 E MCDONALD DR	7047 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7047 E MCDONALD DR	PARADISE VALLEY	AZ	85253	7047	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-067	KONG HERBERT JR/LYNN TR	7049 E MCDONALD DR	7049 E MCDONALD RD SCOTTSDALE AZ USA 85253	7049 E MCDONALD RD	SCOTTSDALE	AZ	85253	7049	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-068	PETERMAN CHARLES M/SOL M	7051 E MCDONALD DR	7051 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7051 E MCDONALD DR	PARADISE VALLEY	AZ	85253	7051	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-069	VERSAILLES GROUP LLC	7039 E MCDONALD DR	4545 E MOONLIGHT WAY PARADISE VALLEY AZ USA 85253	4545 E MOONLIGHT WAY	PARADISE VALLEY	AZ	85253	7039	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-070	DAVID AND MELANIE LITL FAMILY TRUST	7141 E MCDONALD DR	7141 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7141 E MCDONALD DR	PARADISE VALLEY	AZ	85253	7141	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-071	STIEVE ROBERT A/REYNOLDS BETH A	7143 E MCDONALD DR	7143 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7143 E MCDONALD DR	PARADISE VALLEY	AZ	85253	7143	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-072	7145 E MCDONALD LLC	7145 E MCDONALD DR	5303 E SAN MIGUEL AVE PARADISE VALLEY AZ USA 85253	5303 E SAN MIGUEL AVE	PARADISE VALLEY	AZ	85253	7145	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-073	REO PROPERTY MANAGEMENT LLC	7147 E MCDONALD DR	PO BOX 13144 SCOTTSDALE AZ USA 852673144	PO BOX 13144	SCOTTSDALE	AZ	9e+08	7147	E	MCDONALD	DR	PARADISE VALLEY	85253
173-06-074	ANURA ADVISORS LLC	7149 E MCDONALD DR	215 W BANDERA RD BOERNE TX USA 78006	215 W BANDERA RD	BOERNE	TX	78006	7149	E	MCDONALD	DR	PARADISE VALLEY	85253
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Andaz Scottsdale Resort & Bungalows
Properties within a 1,500 ft Radius of the Perimeter of the Resort
as of November 10, 2022

Parcel Number	Owner	Property Address	Mailing Address	MAIL_ADDR1	MAIL_CITY	MAIL STATE	MAIL ZIP	PHYSICAL STREET	PHYSICAL STREET	PHYSICAL STREET NAME	PHYSICAL STREET	PHYSICAL CITY	PHYSICAL ZIP
173-06-081	CITY OF PHOENIX	251 W. WASHINGTON ST	251 W. WASHINGTON ST PHOENIX AZ 85003	251 W. WASHINGTON ST	PHOENIX	AZ	85003						
173-06-082	WILCOX CHARLES E III/TURNER-WILCOX ANGELIE S	5852 N SCOTTSDALE RD	308 N BENDER AVE COVINA CA USA 91723	308 N BENDER AVE	COVINA	CA	91723	5852	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-083	KUCHLER LEONA S TR	5850 N SCOTTSDALE RD	1019 AURORA WAY WHEATON IL USA 60187	1019 AURORA WAY	WHEATON	IL	60187	5850	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-084	SOUTH MARSHA ANNETTE	5848 N SCOTTSDALE RD	12445 S 176TH AVE GOODYEAR AZ USA 85338	12445 S 176TH AVE	GOODYEAR	AZ	85338	5848	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-085	BALDWIN CHRISTOPHER	5846 N SCOTTSDALE RD	400 E STONEWALL ST UNIT 1502 CHARLOTTE NC USA 28202	400 E STONEWALL ST UNIT 1502	CHARLOTTE	NC	28202	5846	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-086	PADILLA DANIEL M/RUIZ EDY E	5844 N SCOTTSDALE RD	5844 N SCOTTSDALE RD SCOTTSDALE AZ USA 85253	5844 N SCOTTSDALE RD	SCOTTSDALE	AZ	85253	5844	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-087	WALMSLEY KIMBERLY	5842 N SCOTTSDALE RD	5842 N SCOTTSDALE PARADISE VALLEY AZ USA 85253	5842 N SCOTTSDALE	PARADISE VALLEY	AZ	85253	5842	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-088	TALK REAL ESTATE LLC	5840 N SCOTTSDALE RD	16185 N 98TH WAY SCOTTSDALE AZ USA 85260	16185 N 98TH WAY	SCOTTSDALE	AZ	85260	5840	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-089	GULLICKSON DENISE	5836 N SCOTTSDALE RD	PO BOX 5138 SCOTTSDALE AZ USA 85261	PO BOX 5138	SCOTTSDALE	AZ	85261	5836	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-090	SUNAN SUKALIA MOSHARRAFA LIVING TRUST	5832 N SCOTTSDALE RD	5832 N SCOTTSDALE RD PARADISE VALLEY AZ USA 85253	5832 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85253	5832	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-091	BIG JAKE TRUST	5828 N SCOTTSDALE RD	5828 N SCOTTSDALE RD PARADISE VALLEY AZ USA 85253	5828 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85253	5828	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-092	BARNETT DANIEL C/IOANNE	5824 N SCOTTSDALE RD	2618 N 56TH PL SCOTTSDALE AZ USA 85257	2618 N 56TH PL	SCOTTSDALE	AZ	85257	5824	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-093	IMPROVEMENT BY DESIGN LLC	5820 N SCOTTSDALE RD	1734 E BOSTON ST SUITE 103 GILBERT AZ USA 85295	1734 E BOSTON ST SUITE 103	GILBERT	AZ	85295	5820	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-094	GRAY ROBERT A	5816 N SCOTTSDALE RD	5816 N SCOTTSDALE RD PARADISE VALLEY AZ USA 85253	5816 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85253	5816	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-095	ELLINGTON FAMILY TRUST/COWARD FAMILY TRUST	5812 N SCOTTSDALE RD	6700 E MEADOWLARK LN PARADISE VALLEY AZ USA 85253	6700 E MEADOWLARK LN	PARADISE VALLEY	AZ	85253	5812	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-096	SASS WARREN W/PAULINE TR	5808 N SCOTTSDALE RD	5723 W FILLMORE DR WEST ALLIS WI USA 53219	5723 W FILLMORE DR	WEST ALLIS	WI	53219	5808	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-097	CHLADEK RONALD	5806 N SCOTTSDALE RD	5806 N SCOTTSDALE RD PARADISE VALLEY AZ USA 85253	5806 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85253	5806	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-098	MERVIN W BOYCHUK LIVING TRUST	5804 N SCOTTSDALE RD	33 1 ST NW MEDICINE HAT AB CAN T1A6G9	33 1 ST NW	MEDICINE HAT	AB	T1A6G9	5804	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-099	NESSLY SUSAN ALMA	5802 N SCOTTSDALE RD	5802 N SCOTTSDALE RD PARADISE VALLEY AZ USA 85253	5802 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85253	5802	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-100	HERBERT THORWALD JR/MOLLY JANE	5788 N SCOTTSDALE RD	5425 N CALLE LA PAZ PARADISE VALLEY AZ USA 85253	5425 N CALLE LA PAZ	PARADISE VALLEY	AZ	85253	5788	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-101	PARADISE VALLEY 5786 LLC	5786 N SCOTTSDALE RD	PO BOX 8879 MESA AZ USA 85214	PO BOX 8879	MESA	AZ	85214	5786	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-102	JARVIS MICHAEL A/CAROLYN K TR	5784 N SCOTTSDALE RD	224 W SOARING AVE PRESCOTT AZ USA 86301	224 W SOARING AVE	PRESCOTT	AZ	86301	5784	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-103	MANSFIELD EDWARD T/MARGARET P	5780 N SCOTTSDALE RD	5780 N SCOTTSDALE RD SCOTTSDALE AZ USA 85253	5780 N SCOTTSDALE RD	SCOTTSDALE	AZ	85253	5780	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-104	CROSS ALEC/LAURA	5776 N SCOTTSDALE RD	6709 E CALLE REDONDO SCOTTSDALE AZ USA 8525313123	6709 E CALLE REDONDO	SCOTTSDALE	AZ	9E+08	5776	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-105	JUDY MARIE MCNAMARA REVOCABLE TRUST	5772 N SCOTTSDALE RD	221 1ST AVENUE NE UNIT 23 MINNEAPOLIS MN USA 55413	221 1ST AVENUE NE UNIT 23	MINNEAPOLIS	MN	55413	5772	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-106	MURRAY JOHN/REGINA	5768 N SCOTTSDALE RD	4002 THE FAIRWAY BATTING HOLLOW NY USA 11933	4002 THE FAIRWAY	BATTING HOLLOW	NY	11933	5768	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-107	SEXTON FAMILY DECLARATION OF TRUST	5766 N SCOTTSDALE RD	5766 N SCOTTSDALE RD PARADISE VALLEY AZ USA 85253	5766 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85253	5766	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-108	TERESA J NELSON LIVING TRUST	5764 N SCOTTSDALE RD	5764 N SCOTTSDALE RD PARADISE VALLEY AZ USA 85253	5764 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85253	5764	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-109	LOFTHOUSE JENIFER	5762 N SCOTTSDALE RD	6909 E MONTEBELLO AVE PARADISE VALLEY AZ USA 85253	6909 E MONTEBELLO AVE	PARADISE VALLEY	AZ	85253	5762	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-110	COLE DAVID/AMY	5710 N SCOTTSDALE RD	5744 N SCOTTSDALE RD PARADISE VALLEY AZ USA 85253	5744 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85253	5710	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-111	RONALD L BREKKE REVOCABLE TRUST	5706 N SCOTTSDALE RD	221 N KIRKWOOD AVE EAGLE GROOVE IA USA 50533	221 N KIRKWOOD AVE	EAGLE GROOVE	IA	50533	5706	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-112	KALISH MARIA A/GOLDMAN MARIA E	5702 N SCOTTSDALE RD	5702 N SCOTTSDALE RD PARADISE VALLEY AZ USA 85253	5702 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85253	5702	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-113	EDWARDS DONALD M III/KRISTIN M	5838 N SCOTTSDALE RD	3219 E CAMELBACK RD PMB 840 PHOENIX AZ USA 85018	3219 E CAMELBACK RD PMB 840	PHOENIX	AZ	85018	5838	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-114	ED LANDEN LIVING TRUST	5834 N SCOTTSDALE RD	416 E SUNNYBROOK DR SIOUX FALLS SD USA 57105	416 E SUNNYBROOK DR	SIOUX FALLS	SD	57105	5834	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-115	MARIA I CERVANTES REVOCABLE TRUST	5830 N SCOTTSDALE RD	5830 N SCOTTSDALE RD PARADISE VALLEY AZ USA 85253	5830 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85253	5830	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-116	KORGES AARON E/KRISTINE M	5826 N SCOTTSDALE RD	7340 E CHOLLA LN SCOTTSDALE AZ USA 85250	7340 E CHOLLA LN	SCOTTSDALE	AZ	85250	5826	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-117	MCMAHON MICHAEL J/KATHERINE K	5822 N SCOTTSDALE RD	5822 N SCOTTSDALE RD PARADISE VALLEY AZ USA 85253	5822 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85253	5822	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-118	WCBM CHARLES P	5818 N SCOTTSDALE RD	5818 N SCOTTSDALE RD PARADISE VALLEY AZ USA 85253	5818 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85253	5818	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-119	5814 PARTNERS LLC	5814 N SCOTTSDALE RD	2603 E PINE ISLAND LN PAYSON AZ USA 85541	2603 E PINE ISLAND LN	PAYSON	AZ	85541	5814	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-120	DAVID P MCCORKLE AND ANN B MCCORKLE LIV TRUST	5810 N SCOTTSDALE RD	929 SUMTER PL JEFFERSON CITY MO USA 65109	929 SUMTER PL	JEFFERSON CITY	MO	65109	5810	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-121	2003 FLAHERTY FAMILY TRUST/FLAHERTY TRACY O	5782 N SCOTTSDALE RD	5782 N SCOTTSDALE RD PARADISE VALLEY AZ USA 85253	5782 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85253	5782	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-122	OHALLORAN MICHAEL/KELLEY	5778 N SCOTTSDALE RD	127 OAKDALE DR ZELIENOPLE PA USA 16063	127 OAKDALE DR	ZELIENOPLE	PA	16063	5778	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-123	KANZ GARY ALLEN/MELODY LYNN	5774 N SCOTTSDALE RD	1690 WICKSHIRE CT SE SALEM OR USA 97302	1690 WICKSHIRE CT SE	SALEM	OR	97302	5774	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-124	K KIRK REVOCABLE TRUST	5770 N SCOTTSDALE RD	3104 E CAMELBACK RD PMB 804 PHOENIX AZ USA 85016	3104 E CAMELBACK RD PMB 804	PHOENIX	AZ	85016	5770	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-125	SNEDEN DAVID J/KRISTIN L	5752 N SCOTTSDALE RD	5752 N SCOTTSDALE RD PARADISE VALLEY AZ USA 85253	5752 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85253	5752	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-126	PAYNE F ROBERT/DOROTHY R TR	5748 N SCOTTSDALE RD	PO BOX 744 LIVINGSTON MT USA 59047	PO BOX 744	LIVINGSTON	MT	59047	5748	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-127	COLE DAVID ROBERT/AMY MARLENE	5744 N SCOTTSDALE RD	5744 N SCOTTSDALE RD PARADISE VALLEY AZ USA 85253	5744 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85253	5744	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-128	SYKES JESSICA L	5740 N SCOTTSDALE RD	5740 N SCOTTSDALE RD SCOTTSDALE AZ USA 85253	5740 N SCOTTSDALE RD	SCOTTSDALE	AZ	85253	5740	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-129	STEFANISIC ROBERT J/BETH A/JAMES A	5736 N SCOTTSDALE RD	5736 N SCOTTSDALE RD PARADISE VALLEY AZ USA 85253	5736 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85253	5736	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-130	JOANNE C SIMONS FAMILY TRUST	5732 N SCOTTSDALE RD	8390 E VIA DE VENTURA SUITE F110 SCOTTSDALE AZ USA 85253	8390 E VIA DE VENTURA SUITE F110	SCOTTSDALE	AZ	85258	5732	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-131	JEON JUNG BAE	5716 N SCOTTSDALE RD	5301 E VIA LOS CABALLOS PARADISE VALLEY AZ USA 85253	5301 E VIA LOS CABALLOS	PARADISE VALLEY	AZ	85253	5716	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-132	KRSTEC AMANDA J/SCHLARB RORY	5712 N SCOTTSDALE RD	5712 N SCOTTSDALE RD PARADISE VALLEY AZ USA 85253	5712 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85253	5712	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-133	ESHRATI GLORIA	5708 N SCOTTSDALE RD	5708 N SCOTTSDALE RD PARADISE VALLEY AZ USA 85253	5708 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85253	5708	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-134	LAMB JOHN/DARCI	5704 N SCOTTSDALE RD	2222 AUSTIN WAY SW EDMONTON AB CAN T6W 0L2	2222 AUSTIN WAY SW	EDMONTON	AB	T6W 0L2	5704	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-06-135	VILLA DEL ORO ASSOC	5860 N SCOTTSDALE RD	PO BOX 188 SCOTTSDALE AZ USA 85252	PO BOX 188	SCOTTSDALE	AZ	85252	5860	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
173-07-001	SCOTTSDALE UNIFIED SCHOOL DISTRICT #48	6911 E MCDONALD DR	3811 N 44TH ST PHOENIX AZ USA 850185420	3811 N 44TH ST	PHOENIX	AZ	9E+08	6911	E	MCDONALD	DR	PARADISE VALLEY	85253
173-07-002	VALLEY UNITED PRESBYTERIAN CH	6947 E MCDONALD DR	6947 E MCDONALD SCOTTSDALE AZ USA 85253	6947 E MCDONALD	SCOTTSDALE	AZ	85253	6947	E	MCDONALD	DR	PARADISE VALLEY	85253
173-07-003	VALLEY UNITED PRESBYTERIAN CH	6947 E MCDONALD DR	6947 E MCDONALD SCOTTSDALE AZ USA 85253	6947 E MCDONALD	SCOTTSDALE	AZ	85253	6947	E	MCDONALD	DR	PARADISE VALLEY	85253
173-07-004	VALLEY UNITED PRESBYTERIAN CH	6947 E MCDONALD DR	6947 E MCDONALD SCOTTSDALE AZ USA 85253	6947 E MCDONALD	SCOTTSDALE	AZ	85253	6947	E	MCDONALD	DR	PARADISE VALLEY	85253
173-07-005	TEMPLE SOLEL PROPERTIES LLC	6805 E MCDONALD DR	6805 E MCDONALD DR SCOTTSDALE AZ USA 85253	6805 E MCDONALD DR	SCOTTSDALE	AZ	85253	6805	E	MCDONALD	DR	PARADISE VALLEY	85253
173-07-006	SCOTTSDALE UNIFIED SCHOOL DISTRICT #48	3811 N 44TH ST	3811 N 44TH ST PHOENIX AZ USA 850185420	3811 N 44TH ST	PHOENIX	AZ	9E+08						
174-15-001	LINSCOTT HOTEL CORP LEASE	6333 N SCOTTSDALE RD	6333 N SCOTTSDALE RD SCOTTSDALE AZ USA 85250	6333 N SCOTTSDALE RD	SCOTTSDALE	AZ	85250	6333	N	SCOTTSDALE	RD	SCOTTSDALE	85250
174-15-002	TIOA MASTER LIMITED PARTNERSHIP LEASE	6333 N SCOTTSDALE RD	6333 W SCOTTSDALE RD SCOTTSDALE AZ USA 85250	6333 W SCOTTSDALE RD	SCOTTSDALE	AZ	85250	6333	N	SCOTTSDALE	RD	SCOTTSDALE	85250
174-15-003	FR SCOTTSDALE FORUM LLC	6263 N SCOTTSDALE RD	7600 N CAPITAL OF TEXAS HWY AUSTIN TX USA 78731	7600 N CAPITAL OF TEXAS HWY	AUSTIN	TX	78731	6263	N	SCOTTSDALE	RD	SCOTTSDALE	85250
174-15-004	FR HILTON VILLAGE LLC	6137 N SCOTTSDALE RD	909 ROSE AVE STE 200 NORTH BETHESDA MD USA 20852	909 ROSE AVE STE 200	NORTH BETHESDA	MD	20852	6137	N	SCOTTSDALE	RD	SCOTTSDALE	85250
174-15-005	COX JAMES A	7302 E MALCOMB DR	7302 E MALCOMB DR SCOTTSDALE AZ USA 85250	7302 E MALCOMB DR	SCOTTSDALE	AZ	85250	7302	E	MALCOMB	DR	SCOTTSDALE	85250
174-15-006	KAURA ASHWANI K	7308 E MALCOMB DR	7815 N IRONWOOD DR PARADISE VALLEY AZ USA 85253	7815 N IRONWOOD DR	PARADISE VALLEY	AZ	85253	7308	E	MALCOMB	DR	SCOTTSDALE	85250
174-15-007	SWANSON GREGG/CELES JAN	7314 E MALCOMB DR	6333 N SCOTTSDALE RD UNIT 3 SCOTTSDALE AZ USA 85250	6333 N SCOTTSDALE RD UNIT 3	SCOTTSDALE	AZ	85250	7314	E	MALCOMB	DR	SCOTTSDALE	85250
174-15-008	WHEELED HOLDINGS LLC	7313 E MALCOMB DR	6333 N SCOTTSDALE RD UNIT 23 SCOTTSDALE AZ USA 85250	6333 N SCOTTSDALE RD UNIT 23	SCOTTSDALE	AZ	85250	7313	E	MALCOMB	DR	SCOTTSDALE	85250
174-15-009	MARY LOUISE GRIFFIN TRUST	7307 E MALCOMB DR	7307 E MALCOMB DR SCOTTSDALE AZ USA 85250	7307 E MALCOMB DR	SCOTTSDALE	AZ	85250	7307	E	MALCOMB	DR	SCOTTSDALE	85250
174-15-010	ROBERT LEVIN REVOCABLE TRUST	7301 E MALCOMB DR	3001 RIDGE RD HIGHLAND PARK IL USA 60035	3001 RIDGE RD	HIGHLAND PARK	IL	60035	7301	E	MALCOMB	DR	SCOTTSDALE	85250
174-15-011	WOLFSWINKEL JUDITH (LEASE)	7316 E SOLICITO LN	7316 E SOLICITO LN SCOTTSDALE AZ USA 85250	7316 E SOLICITO LN	SCOTTSDALE	AZ	85250	7316	E	SOLICITO	LN	SCOTTSDALE	85250
174-15-012	MISHRA ANKUR	7310 E SOLICITO LN	2520 E CRITTENDEN LN PHOENIX AZ USA 85016	2520 E CRITTENDEN LN	PHOENIX	AZ	85016	7310	E	SOLICITO	LN	SCOTTSDALE	85250
174-15-013	TRIMBLE JAMES J/LYNN (LEASE)	7309 E BERRIDGE LN	7309 E BERRIDGE LN SCOTTSDALE AZ USA 85250	7309 E BERRIDGE LN	SCOTTSDALE	AZ	85250	7309	E	BERRIDGE	LN	SCOTTSDALE	85250
174-15-014	SANDERSON DEBORAH L	7315 E BERRIDGE LN	7315 E BERRIDGE LN										

Andaz Scottsdale Resort & Bungalows
Properties within a 1,500 ft Radius of the Perimeter of the Resort
as of November 10, 2022

Parcel Number	Owner	Property Address	Mailing Address	MAIL_ADDR1	MAIL_CITY	MAIL STATE	MAIL ZIP	PHYSICAL STREET	PHYSICAL STREET	PHYSICAL STREET NAME	PHYSICAL STREET	PHYSICAL CITY	PHYSICAL ZIP
174-15-068B	CITY OF PHOENIX	251 W. WASHINGTON ST	251 W. WASHINGTON ST PHOENIX AZ 85003	251 W. WASHINGTON ST	PHOENIX	AZ	85003						
174-15-069B	JENSON NORMAN CARLTON JR	7308 E BERRIDGE LN SCOTTSDALE 85250	7308 E BERRIDGE LN SCOTTSDALE AZ USA 85250	7308 E BERRIDGE LN	SCOTTSDALE	AZ	85250	7308	E	BERRIDGE	LN	SCOTTSDALE	85250
174-15-070B	CARLSON DAVID/KAREN	7302 E BERRIDGE LN SCOTTSDALE 85250	312 MILLCREEK LN NAPERVILLE IL USA 60540	312 MILLCREEK LN	NAPERVILLE	IL	60540	7302	E	BERRIDGE	LN	SCOTTSDALE	85250
174-15-071B	APPELL FELICE R TR	6050 N 73RD ST SCOTTSDALE 85250	6050 N 73RD ST SCOTTSDALE AZ USA 85250	6050 N 73RD ST	SCOTTSDALE	AZ	85250	6050	N	73RD	ST	SCOTTSDALE	85250
174-15-072B	GRANT WENDY MARIE	6044 N 73RD ST SCOTTSDALE 85250	6044 N 73RD ST SCOTTSDALE AZ USA 85250	6044 N 73RD ST	SCOTTSDALE	AZ	85250	6044	N	73RD	ST	SCOTTSDALE	85250
174-15-073B	ROCHELLE WAX TRUST 2000 (LEASE)	6038 N 73RD ST SCOTTSDALE 85250	6038 N 73RD ST SCOTTSDALE AZ USA 85250	6038 N 73RD ST	SCOTTSDALE	AZ	85250	6038	N	73RD	ST	SCOTTSDALE	85250
174-15-074B	LAMBRAKIS SUSAN	6032 N 73RD ST SCOTTSDALE 85250	3336 WAUKEGAN RD MCHENRY IL USA 60050	3336 WAUKEGAN RD	MCHENRY	IL	60050	6032	N	73RD	ST	SCOTTSDALE	85250
174-15-075B	COLLIGNON BRIAN DAVID/JOAN L	7301 E SOLICITO LN SCOTTSDALE 85250	7301 E SOLICITO LN SCOTTSDALE AZ USA 85250	7301 E SOLICITO LN	SCOTTSDALE	AZ	85250	7301	E	SOLICITO	LN	SCOTTSDALE	85250
174-15-076B	DUNMIRE TERRANCE	7307 E SOLICITO LN SCOTTSDALE 85250	7311 E SOLICITO LN SCOTTSDALE AZ USA 85250	7311 E SOLICITO LN	SCOTTSDALE	AZ	85250	7307	E	SOLICITO	LN	SCOTTSDALE	85250
174-15-077B	DUNMIRE TERRANCE	7311 E SOLICITO LN SCOTTSDALE 85250	7311 E SOLICITO LN SCOTTSDALE AZ USA 85250	7311 E SOLICITO LN	SCOTTSDALE	AZ	85250	7311	E	SOLICITO	LN	SCOTTSDALE	85250
174-15-078B	GARI LISA	7320 E ROVEY AVE SCOTTSDALE 85250	7320 E ROVEY AVE SCOTTSDALE AZ USA 85250	7320 E ROVEY AVE	SCOTTSDALE	AZ	85250	7320	E	ROVEY	AVE	SCOTTSDALE	85250
174-15-079B	BOOTH PATRICK L/CAROL A	7314 E ROVEY AVE SCOTTSDALE 85250	7314 E ROVEY AVE SCOTTSDALE AZ USA 85250	7314 E ROVEY AVE	SCOTTSDALE	AZ	85250	7314	E	ROVEY	AVE	SCOTTSDALE	85250
174-15-080B	LONG LISA R	7308 E ROVEY AVE SCOTTSDALE 85250	301 NE 100TH ST STE 200 SEATTLE WA USA 98125	301 NE 100TH ST STE 200	SEATTLE	WA	98125	7308	E	ROVEY	AVE	SCOTTSDALE	85250
174-15-081B	MFB TRUST	7302 E ROVEY AVE SCOTTSDALE 85250	PO BOX 9347 RANCHO SANTA FE CA USA 92067	PO BOX 9347	RANCHO SANTA FE	CA	92067	7302	E	ROVEY	AVE	SCOTTSDALE	85250
174-15-082B	RIGHT CARE RIGHT NOW STAFFING LLC	7309 E ROVEY AVE SCOTTSDALE 85250	6525 N LOST DUTCHMAN RD PARADISE VALLEY AZ USA 85253	6525 N LOST DUTCHMAN RD	PARADISE VALLEY	AZ	85253	7309	E	ROVEY	AVE	SCOTTSDALE	85250
174-15-083B	JOHN & CHERI NANSEN TRUST	7315 E ROVEY AVE SCOTTSDALE 85250	7315 E ROVEY AVE SCOTTSDALE AZ USA 85250	7315 E ROVEY AVE	SCOTTSDALE	AZ	85250	7315	E	ROVEY	AVE	SCOTTSDALE	85250
174-15-084B	WALSH JOSEPH A/BERYL A TR	7321 E ROVEY AVE SCOTTSDALE 85250	7321 E ROVEY AVE SCOTTSDALE AZ USA 85250	7321 E ROVEY AVE	SCOTTSDALE	AZ	85250	7321	E	ROVEY	AVE	SCOTTSDALE	85250
174-15-100	FITZGERALD CATHEEN	7319 E VALLEY VISTA DR SCOTTSDALE 85250	7319 E VALLEY VISTA DR SCOTTSDALE AZ USA 85250	7319 E VALLEY VISTA DR	SCOTTSDALE	AZ	85250	7319	E	VALLEY VISTA	DR	SCOTTSDALE	85250
174-15-101	TRUST AGREEMENT OF SANDRA L BROWN	7313 E VALLEY VISTA DR SCOTTSDALE 85250	7313 E VALLEY VISTA DR SCOTTSDALE AZ USA 85250	7313 E VALLEY VISTA DR	SCOTTSDALE	AZ	85250	7313	E	VALLEY VISTA	DR	SCOTTSDALE	85250
174-15-102	WIENS CHRIS/BELINDA	7307 E VALLEY VISTA DR SCOTTSDALE 85250	248 E SAGEBRUSH DR GILBERT AZ USA 85296	248 E SAGEBRUSH DR	GILBERT	AZ	85296	7307	E	VALLEY VISTA	DR	SCOTTSDALE	85250
174-15-103	OCONNOR FAMILY TRUST	7302 E VALLEY VISTA DR SCOTTSDALE 85250	7302 E VALLEY VISTA DR SCOTTSDALE AZ USA 85250	7302 E VALLEY VISTA DR	SCOTTSDALE	AZ	85250	7302	E	VALLEY VISTA	DR	SCOTTSDALE	85250
174-15-104	SANDRA K SCHRECK REVOCABLE TRUST	7308 E VALLEY VISTA DR SCOTTSDALE 85250	13 E SWALLOW LN WICHITA KS USA 67230	13 E SWALLOW LN	WICHITA	KS	67230	7308	E	VALLEY VISTA	DR	SCOTTSDALE	85250
174-15-105	BUAN ANDREW/CASTRO JACQUELINE	7314 E VALLEY VISTA DR SCOTTSDALE 85250	7314 E VALLEY VISTA DR SCOTTSDALE AZ USA 85250	7314 E VALLEY VISTA DR	SCOTTSDALE	AZ	85250	7314	E	VALLEY VISTA	DR	SCOTTSDALE	85250
174-15-106	ARNOLD JOHN VAN DER MOLEN REVOCABLE TRUST	7320 E VALLEY VISTA DR SCOTTSDALE 85250	7320 E VALLEY VISTA DR SCOTTSDALE AZ USA 85250	7320 E VALLEY VISTA DR	SCOTTSDALE	AZ	85250	7320	E	VALLEY VISTA	DR	SCOTTSDALE	85250
174-15-109	BOLE JAMES R JR/SUZANNE M TR LEASE	7319 E KEIM DR SCOTTSDALE 85250	7319 E KEIM DR SCOTTSDALE AZ USA 85250	7319 E KEIM DR	SCOTTSDALE	AZ	85250	7319	E	KEIM	DR	SCOTTSDALE	85250
174-15-110	JOZEFKOWICZ JACEK/THERESA	7307 E KEIM DR SCOTTSDALE 85250	7307 E KEIM DR SCOTTSDALE AZ USA 85250	7307 E KEIM DR	SCOTTSDALE	AZ	85250	7307	E	KEIM	DR	SCOTTSDALE	85250
174-15-111	BERNARD FAMILY REVOCABLE TRUST (LEASE)	7302 E KEIM DR SCOTTSDALE 85250	7302 E KEIM DR SCOTTSDALE AZ USA 85253	7302 E KEIM DR	SCOTTSDALE	AZ	85253	7302	E	KEIM	DR	SCOTTSDALE	85250
174-15-112	CITARELLO JOE L	7308 E KEIM DR SCOTTSDALE 85250	7308 E KEIM DR SCOTTSDALE AZ USA 85250	7308 E KEIM DR	SCOTTSDALE	AZ	85250	7308	E	KEIM	DR	SCOTTSDALE	85250
174-15-113	NATIONSTAR MORTGAGE LLC	7313 E ROSE LN SCOTTSDALE 85250	8950 CYPRESS WATERS BLVD COPPELL TX USA 75019	8950 CYPRESS WATERS BLVD	COPPELL	TX	75019	7313	E	ROSE	LN	SCOTTSDALE	85250
174-15-114	SHELLY R GORDON TRUST	7320 E KEIM DR SCOTTSDALE 85250	1231 JUNIPER DR BILLINGS MT USA 59102	1231 JUNIPER DR	BILLINGS	MT	59102	7320	E	KEIM	DR	SCOTTSDALE	85250
174-15-123	WHITLOW KATHERINE S LEASE	7319 E ROSE LN SCOTTSDALE 85250	7319 E ROSE LN SCOTTSDALE AZ USA 85250	7319 E ROSE LN	SCOTTSDALE	AZ	85250	7319	E	ROSE	LN	SCOTTSDALE	85250
174-15-124	ANDERSON THEODORE LEE	7307 E ROSE LN SCOTTSDALE 85250	5800 E THOMAS RD STE 100 SCOTTSDALE AZ USA 85251	5800 E THOMAS RD STE 100	SCOTTSDALE	AZ	85251	7307	E	ROSE	LN	SCOTTSDALE	85250
174-15-125	WERNER HENRY H/SARA M	7302 E ROSE LN SCOTTSDALE 85250	7302 E ROSE LN SCOTTSDALE AZ USA 85250	7302 E ROSE LN	SCOTTSDALE	AZ	85250	7302	E	ROSE	LN	SCOTTSDALE	85250
174-15-126	LINDA L HICKS TRUST	7308 E ROSE LN SCOTTSDALE 85250	7308 E ROSE LN SCOTTSDALE AZ USA 85250	7308 E ROSE LN	SCOTTSDALE	AZ	85250	7308	E	ROSE	LN	SCOTTSDALE	85250
174-15-127	BERENTSEN LIVING TRUST	7314 E ROSE LN SCOTTSDALE 85250	PO BOX 128 MILTON WI USA 53563	PO BOX 128	MILTON	WI	53563	7314	E	ROSE	LN	SCOTTSDALE	85250
174-15-128	LINSEY YANCY B/STACEY G	7320 E ROSE LN SCOTTSDALE 85250	1255 10TH ST SE WASHINGTON USA 20003	1255 10TH ST SE	WASHINGTON		20003	7320	E	ROSE	LN	SCOTTSDALE	85250
174-15-145	W J SMALL GRANDCHILDRENS TRUST/ETAL		6333 N SCOTTSDALE RD UNIT 26 SCOTTSDALE AZ USA 85250	6333 N SCOTTSDALE RD UNIT 26	SCOTTSDALE	AZ	85250						
174-15-149	W J SMALL GRANDCHILDRENS TRUST/ETAL		6333 N SCOTTSDALE RD UNIT 26 SCOTTSDALE AZ USA 85250	6333 N SCOTTSDALE RD UNIT 26	SCOTTSDALE	AZ	85250						
174-15-150	W J SMALL GRANDCHILDRENS TRUST/ETAL		6333 N SCOTTSDALE RD UNIT 26 SCOTTSDALE AZ USA 85250	6333 N SCOTTSDALE RD UNIT 26	SCOTTSDALE	AZ	85250						
174-15-153	W J SMALL GRANDCHILDRENS TRUST/ETAL		6333 N SCOTTSDALE RD UNIT 26 SCOTTSDALE AZ USA 85250	6333 N SCOTTSDALE RD UNIT 26	SCOTTSDALE	AZ	85250						
174-15-154	W J SMALL GRANDCHILDRENS TRUST/ETAL		6333 N SCOTTSDALE RD UNIT 26 SCOTTSDALE AZ USA 85250	6333 N SCOTTSDALE RD UNIT 26	SCOTTSDALE	AZ	85250						
174-15-155	W J SMALL GRANDCHILDRENS TRUST/ETAL		6333 N SCOTTSDALE RD UNIT 26 SCOTTSDALE AZ USA 85250	6333 N SCOTTSDALE RD UNIT 26	SCOTTSDALE	AZ	85250						
174-15-156	ANDREW B GREESD AND WENDY J GREESD TRUST	6314 N 73RD ST SCOTTSDALE 85250	6314 N 73RD ST SCOTTSDALE AZ USA 85250	6314 N 73RD ST	SCOTTSDALE	AZ	85250	6314	N	73RD	ST	SCOTTSDALE	85250
174-15-157	FIREBALL LIVING TRUST	6308 N 73RD ST SCOTTSDALE 85250	6308 N 73RD ST SCOTTSDALE AZ USA 85250	6308 N 73RD ST	SCOTTSDALE	AZ	85250	6308	N	73RD	ST	SCOTTSDALE	85250
174-15-158	WINN KURT/PATRICIA	6302 N 73RD ST SCOTTSDALE 85250	1344 E SHAYS GROVE LN SALT LAKE CITY UT USA 84121	1344 E SHAYS GROVE LN	SALT LAKE CITY	UT	84121	6302	N	73RD	ST	SCOTTSDALE	85250
174-15-159	WEISSBLUTH JOY	6264 N 73RD ST SCOTTSDALE 85250	6264 N 73RD ST SCOTTSDALE AZ USA 85250	6264 N 73RD ST	SCOTTSDALE	AZ	85250	6264	N	73RD	ST	SCOTTSDALE	85250
174-15-160	BRANCO TRUST	6258 N 73RD ST SCOTTSDALE 85250	8390 E VIA DE VENTURA STE F110 PMB 314 SCOTTSDALE AZ US	8390 E VIA DE VENTURA STE F110 PM	SCOTTSDALE	AZ	85258	6258	N	73RD	ST	SCOTTSDALE	85250
174-15-161	CRAMER SALLY	6252 N 73RD ST SCOTTSDALE 85250	5525 SE SCENIC LN UNIT 103 VANCOUVER WA USA 98661	5525 SE SCENIC LN UNIT 103	VANCOUVER	WA	98661	6252	N	73RD	ST	SCOTTSDALE	85250
174-15-162	MAI JOHN	7301 E CLAREMONT ST SCOTTSDALE 85250	7301 E CLAREMONT ST SCOTTSDALE AZ USA 85250	7301 E CLAREMONT ST	SCOTTSDALE	AZ	85250	7301	E	CLAREMONT	ST	SCOTTSDALE	85250
174-15-163	MILLER SCOTT E/PHYLLIS P (LEASE)	7307 E CLAREMONT ST SCOTTSDALE 85250	7307 E CLAREMONT ST SCOTTSDALE AZ USA 85250	7307 E CLAREMONT ST	SCOTTSDALE	AZ	85250	7307	E	CLAREMONT	ST	SCOTTSDALE	85250
174-15-164	CHAD AND MEHRI VANMOORLEHEM FAMILY REVOCABLE LIVIN	7313 E CLAREMONT ST SCOTTSDALE 85250	7313 E CLAREMONT ST SCOTTSDALE AZ USA 85250	7313 E CLAREMONT ST	SCOTTSDALE	AZ	85250	7313	E	CLAREMONT	ST	SCOTTSDALE	85250
174-15-165	CRAWLEY KEVIN/CYNTHIA M	7319 E CLAREMONT ST SCOTTSDALE 85250	7319 E CLAREMONT ST SCOTTSDALE AZ USA 85250	7319 E CLAREMONT ST	SCOTTSDALE	AZ	85250	7319	E	CLAREMONT	ST	SCOTTSDALE	85250
174-15-166	LOW JODETTE B	7325 E CLAREMONT ST SCOTTSDALE 85250	7325 E CLAREMONT ST SCOTTSDALE AZ USA 85250	7325 E CLAREMONT ST	SCOTTSDALE	AZ	85250	7325	E	CLAREMONT	ST	SCOTTSDALE	85250
174-15-182	CHAPMAN CAROL A TR	7325 E CITRUS SCOTTSDALE 85250	7325 E CITRUS WY SCOTTSDALE AZ USA 85250	7325 E CITRUS WY	SCOTTSDALE	AZ	85250	7325	E	CITRUS		SCOTTSDALE	85250
174-15-183	ENTZMINGER KELLY M	7319 E CITRUS SCOTTSDALE 85250	7319 E CITRUS WAY SCOTTSDALE AZ USA 85250	7319 E CITRUS WAY	SCOTTSDALE	AZ	85250	7319	E	CITRUS		SCOTTSDALE	85250
174-15-184	FASSERO JEFFREY/CATHY E	7313 E CITRUS SCOTTSDALE 85250	7313 E CITRUS WAY SCOTTSDALE AZ USA 85250	7313 E CITRUS WAY	SCOTTSDALE	AZ	85250	7313	E	CITRUS		SCOTTSDALE	85250
174-15-185	SCOTT THOMAS E/JUNE L (LEASE)	7314 E MARLETTE AVE SCOTTSDALE 85250	7314 E MARLETTE AVE SCOTTSDALE AZ USA 85250	7314 E MARLETTE AVE	SCOTTSDALE	AZ	85250	7314	E	MARLETTE	AVE	SCOTTSDALE	85250
174-15-186	REED BRADFORD CUTLER LIVING TRUST	7320 E MARLETTE AVE SCOTTSDALE 85250	7349 N VIA PASEO DEL SUR STE 515 SCOTTSDALE AZ USA 85258	7349 N VIA PASEO DEL SUR STE 515	SCOTTSDALE	AZ	85258	7320	E	MARLETTE	AVE	SCOTTSDALE	85250
174-15-187	CASEY ARTHUR M JR/MARJORIE M TR LEASE	7326 E MARLETTE AVE SCOTTSDALE 85250	7326 E MARLETTE AVE SCOTTSDALE AZ USA 85250	7326 E MARLETTE AVE	SCOTTSDALE	AZ	85250	7326	E	MARLETTE	AVE	SCOTTSDALE	85250
174-15-194	HALPIN DAVID SEAN/MARGARET LOUISE	7325 E MARLETTE AVE SCOTTSDALE 85250	7325 E MARLETTE AVE SCOTTSDALE AZ USA 85250	7325 E MARLETTE AVE	SCOTTSDALE	AZ	85250	7325	E	MARLETTE	AVE	SCOTTSDALE	85250
174-15-195	OLIVER BARBARA/HENRY	7319 E MARLETTE AVE SCOTTSDALE 85250	735 S MOUNTAIN AVE ASHLAND OR USA 97520	735 S MOUNTAIN AVE	ASHLAND	OR	97520	7319	E	MARLETTE	AVE	SCOTTSDALE	85250
174-15-196	MARLETTA 7313 LLC	7313 E MARLETTE AVE SCOTTSDALE 85250	7313 E MARLETTE AVE SCOTTSDALE AZ USA 85250	7313 E MARLETTE AVE	SCOTTSDALE	AZ	85250	7313	E	MARLETTE	AVE	SCOTTSDALE	85250
174-15-197	FREDRICKSON ROBERT J/BARBARA ANN	7314 E CLAREMONT ST SCOTTSDALE 85250	7314 E CLAREMOUNT ST SCOTTSDALE AZ USA 85250	7314 E CLAREMOUNT ST	SCOTTSDALE	AZ	85250	7314	E	CLAREMONT	ST	SCOTTSDALE	85250
174-15-198	REAL GYM EQUIPMENT LLC	7320 E CLAREMONT ST SCOTTSDALE 85250	3104 E CAMELBACK RD PMB 2418 PHOENIX AZ USA 85016	3104 E CAMELBACK RD PMB 2418	PHOENIX	AZ	85016	7320	E	CLAREMONT	ST	SCOTTSDALE	85250
174-15-199	GREGORY MARLAND FISCHER IRREVOCABLE TRUST	7326 E CLAREMONT ST SCOTTSDALE 85250	5429 E SAHUARO DR SCOTTSDALE AZ USA 85254	5429 E SAHUARO DR	SCOTTSDALE	AZ	85254	7326	E	CLAREMONT	ST	SCOTTSDALE	85250
174-15-203	W J SMALL GRANDCHILDRENS TRUST/ETAL		17235 N. 75TH AVE., STE. H-100 GLENDALE AZ USA 85308	17235 N. 75TH AVE., STE. H-100	GLENDALE	AZ	85308						
174-15-204	W J SMALL GRANDCHILDRENS TRUST/ETAL		17235 N. 75TH AVE., STE. H-100 GLENDALE AZ USA 85308	17235 N. 75TH AVE., STE. H-100	GLENDALE	AZ	85308						
174-15-205	W J SMALL GRANDCHILDRENS TRUST/ETAL		17235 N. 75TH AVE., STE. H-100 GLENDALE AZ USA 85308	17235 N. 75TH AVE., STE. H-100	GLENDALE	AZ	85308						
174-15-206	W J SMALL GRANDCHILDRENS TRUST/ETAL		17235 N. 75TH AVE., STE. H-100 GLENDALE AZ USA 85308	17235 N. 75TH AVE., STE. H-100	GLENDALE	AZ	85308						
174-15-208	W J SMALL GRANDCHILDRENS TRUST/ETAL		17235 N. 75TH AVE., STE. H-100 GLENDALE AZ USA 85308	17235 N. 75TH AVE., STE. H-100	GLENDALE	AZ	85308						
174-15-213	W J SMALL GRANDCHILDRENS TRUST/ETAL		17235 N. 75TH AVE., STE. H-100 GLENDALE AZ USA 85308	17235 N. 75TH AVE., STE. H-100	GLENDALE	AZ	85308						
174-15-214	W J SMALL GRANDCHILDRENS TRUST/ETAL		17235 N. 75TH AVE., STE. H-100 GLENDALE AZ USA 85308	17235 N. 75TH AVE., STE. H-100	GLENDALE	AZ	85308						
174-18-004E	ARIZONA BANK	6501 N SCOTTSDALE RD SCOTTSDALE 85250	101 N TRYON ST CHARLOTTE NC USA 28255	101 N TRYON ST	CHARLOTTE	NC	28255	6501	N	SCOTTSDALE	RD	SCOTTSDALE	85250
174-18-004G	LINCOLN SCOTTSDALE BUILDING L L C	6611 N SCOTTSDALE RD SCOTTSDALE 85250	6607 N SCOTTSDALE RD H100 SCOTTSDALE										

**Properties within a 1,500 ft Radius of the Perimeter of the Resort
as of November 10, 2022**

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Andaz Scottsdale Resort & Bungalows
Properties within a 1,500 ft Radius of the Perimeter of the Resort
as of November 10, 2022

Parcel Number	Owner	Property Address	Mailing Address	MAIL_ADDR1	MAIL_CITY	MAIL STATE	MAIL ZIP	PHYSICAL STREET	PHYSICAL STREET	PHYSICAL STREET NAME	PHYSICAL STREET	PHYSICAL CITY	PHYSICAL ZIP
174-58-457	CITY OF PHOENIX	251 W. WASHINGTON ST	251 W. WASHINGTON ST PHOENIX AZ 85003	251 W. WASHINGTON ST	PHOENIX	AZ	85003						
174-58-458	FSPV RES C LLC	6868 E BELLA VITA DR PARADISE VALLEY 85253	6720 N SCOTTSDALE RD STE 130 SCOTTSDALE AZ USA 85253	6720 N SCOTTSDALE RD STE 130	SCOTTSDALE	AZ	85253	6868	E	BELLA VITA	DR	PARADISE VALLEY	85253
174-58-459	FSPV RES C LLC	6876 E BELLA VITA DR PARADISE VALLEY 85253	6720 N SCOTTSDALE RD STE 130 SCOTTSDALE AZ USA 85253	6720 N SCOTTSDALE RD STE 130	SCOTTSDALE	AZ	85253	6876	E	BELLA VITA	DR	PARADISE VALLEY	85253
174-58-460	FSPV RES C LLC	6892 E BELLA VITA DR PARADISE VALLEY 85253	6720 N SCOTTSDALE RD STE 130 SCOTTSDALE AZ USA 85253	6720 N SCOTTSDALE RD STE 130	SCOTTSDALE	AZ	85253	6892	E	BELLA VITA	DR	PARADISE VALLEY	85253
174-58-461	FSPV RES C LLC	6891 E PALMA VITA DR PARADISE VALLEY 85253	6720 N SCOTTSDALE RD STE 130 SCOTTSDALE AZ USA 85253	6720 N SCOTTSDALE RD STE 130	SCOTTSDALE	AZ	85253	6891	E	PALMA VITA	DR	PARADISE VALLEY	85253
174-58-462	FSPV RES C LLC	6885 E PALMA VITA DR PARADISE VALLEY 85253	6720 N SCOTTSDALE RD STE 130 SCOTTSDALE AZ USA 85253	6720 N SCOTTSDALE RD STE 130	SCOTTSDALE	AZ	85253	6885	E	PALMA VITA	DR	PARADISE VALLEY	85253
174-58-463	FSPV RES C LLC	6879 E PALMA VITA DR PARADISE VALLEY 85253	6720 N SCOTTSDALE RD STE 130 SCOTTSDALE AZ USA 85253	6720 N SCOTTSDALE RD STE 130	SCOTTSDALE	AZ	85253	6879	E	PALMA VITA	DR	PARADISE VALLEY	85253
174-58-464	FSPV RES C LLC	6873 E PALMA VITA DR PARADISE VALLEY 85253	6720 N SCOTTSDALE RD STE 130 SCOTTSDALE AZ USA 85253	6720 N SCOTTSDALE RD STE 130	SCOTTSDALE	AZ	85253	6873	E	PALMA VITA	DR	PARADISE VALLEY	85253
174-58-465	FSPV RES C LLC	6867 E PALMA VITA DR PARADISE VALLEY 85253	6720 N SCOTTSDALE RD STE 130 SCOTTSDALE AZ USA 85253	6720 N SCOTTSDALE RD STE 130	SCOTTSDALE	AZ	85253	6867	E	PALMA VITA	DR	PARADISE VALLEY	85253
174-58-466	CAIOLA BEN/BORA	6851 E PALMA VITA DR PARADISE VALLEY 85253	6720 N SCOTTSDALE RD STE 130 SCOTTSDALE AZ USA 85253	6720 N SCOTTSDALE RD STE 130	SCOTTSDALE	AZ	85253	6851	E	PALMA VITA	DR	PARADISE VALLEY	85253
174-58-467	FSPV RES C LLC	6843 E PALMA VITA DR PARADISE VALLEY 85253	316 E 63RD ST APT 1A NEW YORK NY USA 10065	316 E 63RD ST APT 1A	NEW YORK	NY	10065	6843	E	PALMA VITA	DR	PARADISE VALLEY	85253
174-58-468	FSPV RES C LLC	6835 E PALMA VITA DR PARADISE VALLEY 85253	6720 N SCOTTSDALE RD STE 130 SCOTTSDALE AZ USA 85253	6720 N SCOTTSDALE RD STE 130	SCOTTSDALE	AZ	85253	6835	E	PALMA VITA	DR	PARADISE VALLEY	85253
174-58-469	FSPV RES C LLC	6827 E PALMA VITA DR PARADISE VALLEY 85253	6720 N SCOTTSDALE RD STE 130 SCOTTSDALE AZ USA 85253	6720 N SCOTTSDALE RD STE 130	SCOTTSDALE	AZ	85253	6827	E	PALMA VITA	DR	PARADISE VALLEY	85253
174-58-470	FSPV RES C LLC	6821 E PALMA VITA DR PARADISE VALLEY 85253	6720 N SCOTTSDALE RD STE 130 SCOTTSDALE AZ USA 85253	6720 N SCOTTSDALE RD STE 130	SCOTTSDALE	AZ	85253	6821	E	PALMA VITA	DR	PARADISE VALLEY	85253
174-58-471	FSPV RES C LLC	6809 E PALMA VITA DR PARADISE VALLEY 85253	6720 N SCOTTSDALE RD STE 130 SCOTTSDALE AZ USA 85253	6720 N SCOTTSDALE RD STE 130	SCOTTSDALE	AZ	85253	6809	E	PALMA VITA	DR	PARADISE VALLEY	85253
174-58-472	REVOCABLE TRUST OF DANIEL AND CARI WALL	6883 E BELLA VITA DR PARADISE VALLEY 85253	6720 N SCOTTSDALE RD STE 130 SCOTTSDALE AZ USA 85253	6720 N SCOTTSDALE RD STE 130	SCOTTSDALE	AZ	85253	6883	E	BELLA VITA	DR	PARADISE VALLEY	85253
174-58-473	FSPV RES C LLC	6875 E BELLA VITA DR PARADISE VALLEY 85253	1839 KILLARNEY WAY BELLEVUE WA USA 98004	1839 KILLARNEY WAY	BELLEVUE	WA	98004	6875	E	BELLA VITA	DR	PARADISE VALLEY	85253
174-58-474	GANIM TRUST	6861 E BELLA VITA DR PARADISE VALLEY 85253	6720 N SCOTTSDALE RD STE 130 SCOTTSDALE AZ USA 85253	6720 N SCOTTSDALE RD STE 130	SCOTTSDALE	AZ	85253	6861	E	BELLA VITA	DR	PARADISE VALLEY	85253
174-58-475	GARY L BRIDGE REVOCABLE TRUST	6853 E BELLA VITA DR PARADISE VALLEY 85253	1 PADDINGTON CT BELMONT CA USA 94002	1 PADDINGTON CT	BELMONT	CA	94002	6853	E	BELLA VITA	DR	PARADISE VALLEY	85253
174-58-476	E K GAYLORD II TRUST/NATALIE J GAYLORD TRUST	6845 E BELLA VITA DR PARADISE VALLEY 85253	10 WINTHROP ST ROCHESTER NY USA 14607	10 WINTHROP ST	ROCHESTER	NY	14607	6845	E	BELLA VITA	DR	PARADISE VALLEY	85253
174-58-477	ALENE HOLDINGS LLC	6829 E BELLA VITA DR PARADISE VALLEY 85253	5709 N SAGUARO RD PARADISE VALLEY AZ USA 85253	5709 N SAGUARO RD	PARADISE VALLEY	AZ	85253	6829	E	BELLA VITA	DR	PARADISE VALLEY	85253
174-58-478	HAYFO ARIZONA LLC	6578 N BELLA VITA DR PARADISE VALLEY 85253	4400 N SCOTTSDALE RD STE 9 PMB 283 SCOTTSDALE AZ USA 85253	4400 N SCOTTSDALE RD STE 9 PMB 283	SCOTTSDALE	AZ	85251	6578	N	BELLA VITA	DR	PARADISE VALLEY	85253
174-58-485	FSPV PARCEL D LLC	6590 N BELLA VITA DR PARADISE VALLEY 85253	2810 N CHURCH ST STE 77051 WILMINGTON DE USA 19802444	2810 N CHURCH ST STE 77051	WILMINGTON	DE	2E+08	6590	N	BELLA VITA	DR	PARADISE VALLEY	85253
174-58-489	FSPV RES C LLC	6831 E DOLCE VITA DR PARADISE VALLEY 85253	6720 N SCOTTSDALE RD STE 130 SCOTTSDALE AZ USA 85253	6720 N SCOTTSDALE RD STE 130	SCOTTSDALE	AZ	85253	6831	E	DOLCE VITA	DR	PARADISE VALLEY	85253
174-58-491	FSPV PARCEL D LLC	6839 E DOLCE VITA DR PARADISE VALLEY 85253	6720 N SCOTTSDALE RD STE 130 SCOTTSDALE AZ USA 85253	6720 N SCOTTSDALE RD STE 130	SCOTTSDALE	AZ	85253	6839	E	DOLCE VITA	DR	PARADISE VALLEY	85253
174-58-492	FSPV PARCEL D LLC	6855 E DOLCE VITA DR PARADISE VALLEY 85253	6720 N SCOTTSDALE RD STE 130 SCOTTSDALE AZ USA 85253	6720 N SCOTTSDALE RD STE 130	SCOTTSDALE	AZ	85253	6855	E	DOLCE VITA	DR	PARADISE VALLEY	85253
174-58-493	FSPV PARCEL D LLC	6863 E DOLCE VITA DR PARADISE VALLEY 85253	6720 N SCOTTSDALE RD STE 130 SCOTTSDALE AZ USA 85253	6720 N SCOTTSDALE RD STE 130	SCOTTSDALE	AZ	85253	6863	E	DOLCE VITA	DR	PARADISE VALLEY	85253
174-62-004A	C6 REVOCABLE TRUST	6200 N MOCKINGBIRD LN PARADISE VALLEY 85253	6200 N MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253	6200 N MOCKINGBIRD LN	PARADISE VALLEY	AZ	85253	6200	N	MOCKINGBIRD LN		PARADISE VALLEY	85253
174-62-004B	NICASTRO CHERISSE M	6206 N MOCKINGBIRD LN PARADISE VALLEY 85253	6206 N MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253	6206 N MOCKINGBIRD LN	PARADISE VALLEY	AZ	85253	6206	N	MOCKINGBIRD LN		PARADISE VALLEY	85253
174-62-006C	MAJORS K WAYNE II/OSWALT SANDRA C	6350 N MOCKINGBIRD LN PARADISE VALLEY 85253	6350 N MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253	6350 N MOCKINGBIRD LN	PARADISE VALLEY	AZ	85253	6350	N	MOCKINGBIRD LN		PARADISE VALLEY	85253
174-62-013B	JOHN AND KELLY PARKER LIVING TRUST	6316 N MOCKINGBIRD LN PARADISE VALLEY 85253	6316 N MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253	6316 N MOCKINGBIRD LN	PARADISE VALLEY	AZ	85253	6316	N	MOCKINGBIRD LN		PARADISE VALLEY	85253
174-62-013C	BRICK MICHELE/TIMOTHY P	6306 N MOCKINGBIRD LN PARADISE VALLEY 85253	6306 N MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253	6306 N MOCKINGBIRD LN	PARADISE VALLEY	AZ	85253	6306	N	MOCKINGBIRD LN		PARADISE VALLEY	85253
174-62-014A	FRANK C SKRUPA RESIDENCE TRUST/ETAL	6212 N MOCKINGBIRD LN PARADISE VALLEY 85253	6212 N MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253	6212 N MOCKINGBIRD LN	PARADISE VALLEY	AZ	85253	6212	N	MOCKINGBIRD LN		PARADISE VALLEY	85253
174-62-014D	HARKINS KAREN A	6226 N MOCKINGBIRD LN PARADISE VALLEY 85253	6226 N MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253	6226 N MOCKINGBIRD LN	PARADISE VALLEY	AZ	85253	6226	N	MOCKINGBIRD LN		PARADISE VALLEY	85253
174-62-934	MICHAEL L SHOEN FAMILY TRUST		6719 E MALCOMB DR PARADISE VALLEY AZ USA 85253	6719 E MALCOMB DR	PARADISE VALLEY	AZ	85253						
174-63-001	3S TUNA VENTURE LLC	6310 N QUAIL RUN RD PARADISE VALLEY 85253	1302 WAUGH DR SUITE 539 HOUSTON TX USA 77019	1302 WAUGH DR SUITE 539	HOUSTON	TX	77019	6310	N	QUAIL RUN	RD	PARADISE VALLEY	85253
174-63-002C	GIRAUDO SHEILA/MARK	6844 E SOLCITO LN PARADISE VALLEY 85253	6844 E SOLCITO LN PARADISE VALLEY AZ USA 85253	6844 E SOLCITO LN	PARADISE VALLEY	AZ	85253	6844	E	SOLCITO	LN	PARADISE VALLEY	85253
174-63-002D	CHRISTOPHER AND HELEN YEUNG FAMILY TRUST	6845 E SOLCITO LN PARADISE VALLEY 85253	6845 E SOLCITO LN PARADISE VALLEY AZ USA 85253	6845 E SOLCITO LN	PARADISE VALLEY	AZ	85253	6845	E	SOLCITO	LN	PARADISE VALLEY	85253
174-63-002E	BRYANT FAMILY REVOCABLE TRUST	6846 E SOLCITO LN PARADISE VALLEY 85253	6846 E SOLCITO LN PARADISE VALLEY AZ USA 85253	6846 E SOLCITO LN	PARADISE VALLEY	AZ	85253	6846	E	SOLCITO	LN	PARADISE VALLEY	85253
174-63-002J	SUD FAMILY TRUST	6835 E SOLCITO LN PARADISE VALLEY 85253	6835 E SOLCITO LN PARADISE VALLEY AZ USA 85253	6835 E SOLCITO LN	PARADISE VALLEY	AZ	85253	6835	E	SOLCITO	LN	PARADISE VALLEY	85253
174-63-002M	CHABAD OF PARADISE VALLEY	6201 N MOCKINGBIRD LN PARADISE VALLEY 85253	6201 N MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253	6201 N MOCKINGBIRD LN	PARADISE VALLEY	AZ	85253	6201	N	MOCKINGBIRD LN		PARADISE VALLEY	85253
174-63-002N	JONES RANDY		144 S SANDSTONE ST GILBERT AZ USA 85296	144 S SANDSTONE ST	GILBERT	AZ	85296						
174-63-003A	COADY ENTERPRISES INC	6909 E LINCOLN DR PARADISE VALLEY 85253	6909 E LINCOLN DR PARADISE VALLEY AZ USA 85253	6909 E LINCOLN DR	PARADISE VALLEY	AZ	85253	6909	E	LINCOLN	DR	PARADISE VALLEY	85253
174-63-004B	3S REAL ESTATE INVESTMENTS LLC	6428 N QUAIL RUN RD PARADISE VALLEY 85253	27954 ARDEN TRAIL SPRING TX USA 77386	27954 ARDEN TRAIL	SPRING	TX	77386	6428	N	QUAIL RUN	RD	PARADISE VALLEY	85253
174-63-004C	6440 QUAIL RUN LLC	6440 N QUAIL RUN RD PARADISE VALLEY 85253	6909 E LINCOLN DR STE 1 PARADISE VALLEY AZ USA 85253	6909 E LINCOLN DR STE 1	PARADISE VALLEY	AZ	85253	6440	N	QUAIL RUN	RD	PARADISE VALLEY	85253
174-63-005A	3S TUNA VENTURE LLC	6927 N QUAIL RUN RD PARADISE VALLEY 85253	1302 WAUGH DR SUITE 539 HOUSTON TX USA 77019	1302 WAUGH DR SUITE 539	HOUSTON	TX	77019	6927	N	QUAIL RUN	RD	PARADISE VALLEY	85253
174-63-006	GORDON ANDREW W/CAROL L TR	6837 E LINCOLN DR PARADISE VALLEY 85253	6837 E LINCOLN DR PARADISE VALLEY AZ USA 85253	6837 E LINCOLN DR	PARADISE VALLEY	AZ	85253	6837	E	LINCOLN	DR	PARADISE VALLEY	85253
174-63-007A	3S REAL ESTATE INVESTMENTS LLC	6316 N QUAIL RUN RD PARADISE VALLEY 85253	27954 ARDEN TRAIL SPRING TX USA 77386	27954 ARDEN TRAIL	SPRING	TX	77386	6316	N	QUAIL RUN	RD	PARADISE VALLEY	85253
174-63-008B	POLERA JENNIFER KANZELBERGER/ROBERT A	6341 N MOCKINGBIRD LN PARADISE VALLEY 85253	6341 N MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253	6341 N MOCKINGBIRD LN	PARADISE VALLEY	AZ	85253	6341	N	MOCKINGBIRD LN		PARADISE VALLEY	85253
174-63-008C	6823 E LINCOLN DR LLC	6823 E LINCOLN DR PARADISE VALLEY 85253	5474 E. DESERT JEWEL DRIVE, PARADISE PARADISE VALLEY AZ USA 85253	5474 E. DESERT JEWEL DRIVE, PARADI	PARADISE VALLEY	AZ	85253	6823	E	LINCOLN	DR	PARADISE VALLEY	85253
174-63-009B	LIVI ANGIOLO	6927 E QUAIL RUN PARADISE VALLEY 85253	6316 E QUAIL RUN PARADISE VALLEY AZ USA 85253	6316 E QUAIL RUN	PARADISE VALLEY	AZ	85253	6927	E	QUAIL RUN		PARADISE VALLEY	85253
174-63-009C	LIVI ANGIOLO	6927 E QUAIL RUN RD PARADISE VALLEY 85253	6316 E QUAIL RUN PARADISE VALLEY AZ USA 85253	6316 E QUAIL RUN	PARADISE VALLEY	AZ	85253	6927	E	QUAIL RUN	RD	PARADISE VALLEY	85253
174-63-009D	3S REAL ESTATE INVESTMENTS LLC	6921 E QUAIL RUN RD PARADISE VALLEY 85253	27954 ARDEN TRAIL SPRING TX USA 77386	27954 ARDEN TRAIL	SPRING	TX	77386	6921	E	QUAIL RUN	RD	PARADISE VALLEY	85253
174-63-009E	6909 QUAIL RUN LLC	6909 E QUAIL RUN RD PARADISE VALLEY 85253	6909 E LINCOLN DR STE 1 PARADISE VALLEY AZ USA 85253	6909 E LINCOLN DR STE 1	PARADISE VALLEY	AZ	85253	6909	E	QUAIL RUN	RD	PARADISE VALLEY	85253
174-63-009F	6915 QUAIL RUN LLC	6915 E QUAIL RUN RD PARADISE VALLEY 85253	6909 E LINCOLN DR STE 1 PARADISE VALLEY AZ USA 85253	6909 E LINCOLN DR STE 1	PARADISE VALLEY	AZ	85253	6915	E	QUAIL RUN	RD	PARADISE VALLEY	85253
174-63-010D	MARK DANIEL DETMER & SHELLY ANN DETMER TRUST	6826 E SOLCITO LN PARADISE VALLEY 85253	6826 E SOLCITO LN PARADISE VALLEY AZ USA 85253	6826 E SOLCITO LN	PARADISE VALLEY	AZ	85253	6826	E	SOLCITO	LN	PARADISE VALLEY	85253
174-63-010E	MOCKINGBIRD PARTNERS LLC	6225 N MOCKINGBIRD LN PARADISE VALLEY 85253	700 W E ST NO 2602 SAN DIEGO CA USA 92101	700 W E ST NO 2602	SAN DIEGO	CA	92101	6225	N	MOCKINGBIRD LN		PARADISE VALLEY	85253
174-63-011A	SURVIVORS TRUST	6309 N MOCKINGBIRD LN PARADISE VALLEY 85253	6309 N MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253	6309 N MOCKINGBIRD LN	PARADISE VALLEY	AZ	85253	6309	N	MOCKINGBIRD LN		PARADISE VALLEY	85253
174-63-012A	GIEDRAITIS JOHN B/CATHERINE N TR	6305 N MOCKINGBIRD LN PARADISE VALLEY 85253	6305 N MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253	6305 N MOCKINGBIRD LN	PARADISE VALLEY	AZ	85253	6305	N	MOCKINGBIRD LN		PARADISE VALLEY	85253
174-63-013A	6307 N MOCKINGBIRD LN	6307 N MOCKINGBIRD LN PARADISE VALLEY 85253	6307 N MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253	6307 N MOCKINGBIRD LN	PARADISE VALLEY	AZ	85253	6307	N	MOCKINGBIRD LN		PARADISE VALLEY	85253
174-63-015	BIRD RANDALL R	6319 N MOCKINGBIRD LN PARADISE VALLEY 85253	500 RED LANDS NEWPORT BEACH CA USA 92663	500 RED LANDS	NEWPORT BEACH	CA	92663	6319	N	MOCKINGBIRD LN		PARADISE VALLEY	85253
174-63-930	PARADISE VALLEY WATER CO		2355 W PINNACLE PEAK RD STE 300 PHOENIX AZ USA 85027	2355 W PINNACLE PEAK RD STE 300	PHOENIX	AZ	85027						
174-64-003A	ST HOLDCO LLC	7101 E LINCOLN DR PARADISE VALLEY 85253	8800 N GAINNEY CENTER DR STE 345 SCOTTSDALE AZ USA 85258	8800 N GAINNEY CENTER DR STE 345	SCOTTSDALE	AZ	85258	7101	E	LINCOLN	DR	PARADISE VALLEY	85253
174-64-003B	JAMEL GREENWAVE PVMOB LLC	7125 E LINCOLN DR PARADISE VALLEY 85253	4771 N 20TH ST SUITE B22 PHOENIX AZ USA 85016	4771 N 20TH ST SUITE B22	PHOENIX	AZ	85016	7125	E	LINCOLN	DR	PARADISE VALLEY	85253
174-64-006F	RN PROPERTIES LINCOLN PLAZA LLC	7175 E LINCOLN DR PARADISE VALLEY 85253	2021 E CAMELBACK STE A38 PHOENIX AZ USA 85016	2021 E CAMELBACK STE A38	PHOENIX	AZ	85016	7175	E	LINCOLN	DR	PARADISE VALLEY	85253
174-64-006G	RN PROPERTIES LINCOLN PLAZA LLC	7165 E LINCOLN DR PARADISE VALLEY 85253	2021 E CAMELBACK RD PHOENIX AZ USA 85016	2021 E CAMELBACK RD	PHOENIX	AZ	85016	7165	E	LINCOLN	DR	PARADISE VALLEY	85253
174-64-006L	RN PROPERTIES LINCOLN PLAZA LLC		2021 E CAMELBACK RD PHOENIX AZ USA 85016	2021 E CAMELBACK RD	PHOENIX	AZ	85016						
174-64-006M	RN PROPERTIES LINCOLN PLAZA LLC	6310 N SCOTTSDALE RD PARADISE VALLEY 85253	2021 E CAMELBACK RD PHOENIX AZ USA 85016	2021 E CAMELBACK RD	PHOENIX	AZ	85016	6310	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-006N	RN PROPERTIES LINCOLN PLAZA LLC	6378 N SCOTTSDALE RD PARADISE VALLEY 85253	2021 E CAMELBACK RD PHOENIX AZ USA 85016	2021 E CAMELBACK RD	PHOENIX	AZ	85016	6378	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-007	GRI LINCOLN VILLAGE LLC	6300 N SCOTTSDALE RD PARADISE VALLEY 85253	4350 EAST-WEST HIGHWAY STE 400 BETHESDA MD USA 20814	4350 EAST-WEST HIGHWAY STE 400	BETHESDA	MD	20814	6300	N				

Andaz Scottsdale Resort & Bungalows
Properties within a 1,500 ft Radius of the Perimeter of the Resort
as of November 10, 2022

Parcel Number	Owner	Property Address	Mailing Address	MAIL_ADDR1	MAIL_CITY	MAIL STATE	MAIL ZIP	PHYSICAL STREET	PHYSICAL STREET	PHYSICAL STREET NAME	PHYSICAL STREET	PHYSICAL CITY	PHYSICAL ZIP
174-64-014	CITY OF PHOENIX	251 W. WASHINGTON ST	251 W. WASHINGTON ST PHOENIX AZ 85003	251 W. WASHINGTON ST	PHOENIX	AZ	85003						
174-64-015	FORMISANO ROGER	6166 N SCOTTSDALE RD	A1005 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT A1005	PARADISE VALLEY	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-016	DIETHRICH GLORIA B	6166 N SCOTTSDALE RD	A1006 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT A1006	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-017	COTTEY TIA L/DEEM HOLLY D	6166 N SCOTTSDALE RD	A1007 PARADISE VALLEY	4402 N 36TH ST UNIT 120 PHOENIX AZ USA 85018	PHOENIX	AZ	85018	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-018	RICHARD T WINTERMANTEL REVOCABLE TRUST	6166 N SCOTTSDALE RD	A1008 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT A1008	SCOTTSDALE	AZ	9E+08	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-019	MOSKOW INVESTMENT TRUST	6166 N SCOTTSDALE RD	A2001 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT A2001	PARADISE VALLEY	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-020	DSK TRUST	6166 N SCOTTSDALE RD	A2002 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT A2002	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-021	GOLDBERG LARRY	6166 N SCOTTSDALE RD	A2003 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT A2003	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-022	MIELO LOTZ FAMILY TRUST	6166 N SCOTTSDALE RD	A2004 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT A2004	PARADISE VALLEY	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-023	JOINT REVOCABLE TRUST OF ALAN T & BONNIE F MARSHALL	6166 N SCOTTSDALE RD	A2005 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT A2005	PARADISE VALLEY	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-024	MICHAEL T HOGAN LIVING TRUST	6166 N SCOTTSDALE RD	A2006 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT A2006	SCOTTSDALE	AZ	9E+08	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-025	HERNDON FAMILY TRUST	6166 N SCOTTSDALE RD	A2007 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT A2007	PARADISE VALLEY	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-026	SANFORD ED R/BROTMAN JUDITH ANN	6166 N SCOTTSDALE RD	A2008 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT A2008	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-027	AYAN FAMILY TRUST	6166 N SCOTTSDALE RD	A3001 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT A3001	PARADISE VALLEY	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-028	ROBERT AND LORI SHANLEY TRUST	6166 N SCOTTSDALE RD	A3002 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT A3002	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-029	BENADERET LINDA B	6166 N SCOTTSDALE RD	A3003 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT A3003	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-030	NORMAN WILLIAM FAIN II AND NANCY LEE FAIN REVOCABLE TR	6166 N SCOTTSDALE RD	A3004 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT A3004	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-031	RICHARD C CARR TRUST	6166 N SCOTTSDALE RD	A3005 PARADISE VALLEY	1418 N LAKESHORE DRIVE APT H9 CHICAGO IL USA 60610	CHICAGO	IL	60610	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-032	RICHARD SARVER TRUST	6166 N SCOTTSDALE RD	A3006 PARADISE VALLEY	5700 E MCDONALD DR #6 PARADISE VALLEY AZ USA 85253	PARADISE VALLEY	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-033	JILL A GOLD REVOCABLE TRUST	6166 N SCOTTSDALE RD	A3007 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT A3007	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-034	JUDY DOUGLAS C/DALESSANDRO-JUDY KAREN	6166 N SCOTTSDALE RD	A3008 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT A3008	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-035	RICHARD RICHARD S/JELLEN S	6166 N SCOTTSDALE RD	A4001 PARADISE VALLEY	5610 WISCONSIN AVE UNIT 806 CHEVY CHASE MD USA 20815	CHEVY CHASE	MD	20815	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-036	DLN REVOCABLE TRUST/ETAL	6166 N SCOTTSDALE RD	A4002 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT A4002	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-037	PLONE FAMILY TRUST	6166 N SCOTTSDALE RD	A4003 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT A4003	PARADISE VALLEY	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-038	MATTHEW MYERS AND YURIE MYERS REVOCABLE TRUST	6166 N SCOTTSDALE RD	A4004 PARADISE VALLEY	6331 E VISTA DR PARADISE VALLEY AZ USA 85253	PARADISE VALLEY	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-039	POMPUANO LIVING TRUST	6166 N SCOTTSDALE RD	B1001 PARADISE VALLEY	36 GREEN HARBOUR LN LAKE GEORGE NY USA 12845	LAKE GEORGE	NY	12845	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-040	WILLIAM C WESSE TRUST	6166 N SCOTTSDALE RD	B1002 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT B1002	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-041	BELTESTED NANCY JANE	6166 N SCOTTSDALE RD	B1003 PARADISE VALLEY	5 PROSPECT CT CANMORE AB CAN T1W2S4	CANMORE	AB	T1W2S4	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-042	CICIORA CUSTOM BUILDERS LLC	6166 N SCOTTSDALE RD	B1004 PARADISE VALLEY	2121 E CRAWFORD PL SALINA KS USA 67401	SALINA	KS	67401	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-043	DEIHL FAMILY TRUST	6166 N SCOTTSDALE RD	B1005 PARADISE VALLEY	6166 N SCOTTSDALE RD B1005	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-044	CN INVESTMENT HOLDINGS LLC	6166 N SCOTTSDALE RD	B1006 PARADISE VALLEY	600 E 96TH ST STE 135 INDIANAPOLIS IN USA 46240	INDIANAPOLIS	IN	46240	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-045	DAVIS SANDRA C	6166 N SCOTTSDALE RD	B2001 PARADISE VALLEY	10509 PEORIA AVE LUBBOCK TX USA 79423	LUBBOCK	TX	79423	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-046	NORWOOD FAMILY TRUST	6166 N SCOTTSDALE RD	B2002 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT B2002	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-047	ONEIL MICHAEL	6166 N SCOTTSDALE RD	B2003 PARADISE VALLEY	50 VANDERBILT MOTOR PKWY COMMACK NY USA 11725	COMMACK	NY	11725	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-048	MADELAINE R BERG REVOCABLE TRUST	6166 N SCOTTSDALE RD	B2004 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT B2004	PARADISE VALLEY	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-049	RICHARD BESSERMAN FAMILY TRUST	6166 N SCOTTSDALE RD	B2005 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT B2005	SCOTTSDALE	AZ	85251	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-050	MILNE FAMILY TRUST	6166 N SCOTTSDALE RD	B2006 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT B2006	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-051	FEIST LIMITED PARTNERSHIP	6166 N SCOTTSDALE RD	B2007 PARADISE VALLEY	PO BOX 7248 MISSOULA MT USA 59807	MISSOULA	MT	59807	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-052	MAHAY HEIDI	6166 N SCOTTSDALE RD	B2008 PARADISE VALLEY	7760 E GAINNEY RANCH RD UNIT 24 SCOTTSDALE AZ USA 85258	SCOTTSDALE	AZ	9E+08	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-053	GAO SHAN/BRIANNA	6166 N SCOTTSDALE RD	B3001 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT B3001	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-054	MARK H HOFFMAN AND DEBORAH M HOFFMAN REV TR	6166 N SCOTTSDALE RD	B3002 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT B3002	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-055	JAYE MICHAEL/REGINA	6166 N SCOTTSDALE RD	B3003 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT B3003	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-056	VICTOR C FARACI TRUST/DIANNE C FARACI TRUST	6166 N SCOTTSDALE RD	B3004 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT B3004	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-057	WALTIS TRUST	6166 N SCOTTSDALE RD	B3005 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT B3005	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-058	ALLAN F KNOLL IRREVOCABLE TRUST	6166 N SCOTTSDALE RD	B3006 PARADISE VALLEY	420 HARWOOD DR S FARGO ND USA 58104	FARGO	ND	58104	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-059	KAHLE MARK/MARILYN	6166 N SCOTTSDALE RD	B3007 PARADISE VALLEY	19 BOBBIE LN WILLIAMSVILLE NY USA 14221	WILLIAMSVILLE	NY	14221	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-060	KUMAR V HEMA/V RAMA	6166 N SCOTTSDALE RD	B3008 PARADISE VALLEY	7170 E TIERRA BUENA LN 424 SCOTTSDALE AZ USA 85254	SCOTTSDALE	AZ	85254	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-061	VAN BERKEL FAMILY REVOCABLE TRUST	6166 N SCOTTSDALE RD	B4001 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT B4001	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-062	OKINOW SANDRA L	6166 N SCOTTSDALE RD	B4002 PARADISE VALLEY	11472 FAIRFIELD RD WEST UNIT 402 MINNETONKA MN USA 55	MINNETONKA	MN	55305	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-063	RKDM REVOCABLE TRUST	6166 N SCOTTSDALE RD	B4003 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT B4003	PARADISE VALLEY	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-064	KRAFT MICHAEL/TERI	6166 N SCOTTSDALE RD	B4004 PARADISE VALLEY	1533 GALLEON PL BISMARCK ND USA 58504	BISMARCK	ND	58504	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-065	LMB II CONDO LLC	6166 N SCOTTSDALE RD	B4005 PARADISE VALLEY	11615 MOHAWK LN LEAWOOD KS USA 66211	LEAWOOD	KS	66211	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-066	BARBARA ANN TRINEN REVOCABLE TRUST	6166 N SCOTTSDALE RD	B4006 PARADISE VALLEY	2371 T A RIODAN FLAGSTAFF AZ USA 86005	FLAGSTAFF	AZ	86005	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-067	HOLLIS TROY L/DEBORAH M	6166 N SCOTTSDALE RD	C1001 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT C1001	SCOTTSDALE	AZ	85251	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-068	SARA SHERMAN GLASER SURVIVORS TRUST	6166 N SCOTTSDALE RD	C1002 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT C1002	PARADISE VALLEY	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-069	REICHLER FAMILY LIVING TRUST	6166 N SCOTTSDALE RD	C1003 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT C1003	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-070	BERNSTEIN FAMILY REVOCABLE TRUST	6166 N SCOTTSDALE RD	C1004 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT C1004	PARADISE VALLEY	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-071	PK PATEL CP TRUST	6166 N SCOTTSDALE RD	C1005 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT C1005	PARADISE VALLEY	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-072	EDMUND G ZITO AND PATRICIA M ZITO REV TRUST	6166 N SCOTTSDALE RD	C1006 PARADISE VALLEY	10124 N ANNE CT MEQUON WI USA 53092	MEQUON	WI	53092	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-073	PETERSON RYAN	6166 N SCOTTSDALE RD	C1007 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT C1007	PARADISE VALLEY	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-074	JANAS ROBERT	6166 N SCOTTSDALE RD	C1008 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT C1008	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-075	KIMBERLY D NEVILLE LIVING TRUST	6166 N SCOTTSDALE RD	C2001 PARADISE VALLEY	6137 REINHARDT DR FAIRWAY KS USA 66205	FAIRWAY	KS	66205	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-076	SANTELER RAYMOND III/GAIL	6166 N SCOTTSDALE RD	C2002 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT C2002	SCOTTSDALE	AZ	9E+08	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-077	JANAS ROBERT J/MONICA	6166 N SCOTTSDALE RD	C2003 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT C2003	PARADISE VALLEY	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-078	BECKER ROGER P/LAURIE A	6166 N SCOTTSDALE RD	C2004 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT C2004	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-079	S DAVID COHEN REVOCABLE LIVING TRUST	6166 N SCOTTSDALE RD	C2005 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT C2005	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-080	CARROLL JENNIFER	6166 N SCOTTSDALE RD	C2006 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT C2006	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-081	DAVID WINOGRAD AND WENDY WINOGRAD 2011 REVOCABLE	6166 N SCOTTSDALE RD	C2007 PARADISE VALLEY	10124 N ANNE CT MEQUON WI USA 53092	MEQUON	WI	53092	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-082	GAO BRIANNA/SHAN/YUQING	6166 N SCOTTSDALE RD	C2008 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT C2008	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-083	JEFFREY A BEACH AND THERESA A BEACH LIV TRUST	6166 N SCOTTSDALE RD	C3001 PARADISE VALLEY	6166 N SCOTTSDALE RD C3001	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-084	2012 REVOCABLE TRUST OF PAMELA K NOLAN	6166 N SCOTTSDALE RD	C3002 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT C3002	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-085	LINDA CHRISTIAN REVOCABLE TRUST	6166 N SCOTTSDALE RD	C3003 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT C3003	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-086	SURIVING SETTLORS TRUST UNDER THE BOWERS FAMILY REVO	6166 N SCOTTSDALE RD	C3004 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT C3004	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-087	WITT FAMILY TRUST	6166 N SCOTTSDALE RD	C3005 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT C3005	PARADISE VALLEY	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-088	THOMAS CRAMISIE TRUST/CRAMISIE JANICE E	6166 N SCOTTSDALE RD	C3006 PARADISE VALLEY	6166 N SCOTTSDALE RD UNIT C3006	SCOTTSDALE	AZ	85253	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-089	DONNA A STONE 2020 EXEMPT GIFT TRUST	6166 N SCOTTSDALE RD	C3007 PARADISE VALLEY	3379 KRENN AVE HIGHLAND PARK IL USA 60035	HIGHLAND PARK	IL	60035	6166	N	SCOTTSDALE	RD	PARADISE VALLEY	85253

Andaz Scottsdale Resort & Bungalows
Properties within a 1,500 ft Radius of the Perimeter of the Resort
as of November 10, 2022

Parcel Number	Owner	Property Address	Mailing Address	MAIL_ADDR1	MAIL_CITY	MAIL STATE	MAIL ZIP	PHYSICAL STREET	PHYSICAL STREET	PHYSICAL STREET NAME	PHYSICAL STREET	PHYSICAL CITY	PHYSICAL ZIP
174-64-089	CITY OF PHOENIX	251 W. WASHINGTON ST	251 W. WASHINGTON ST PHOENIX AZ 85003	251 W. WASHINGTON ST	PHOENIX	AZ	85003						
174-64-090	BARK-2014 LLP	6166 N SCOTTSDALE RD	6166 N SCOTTSDALE RD 3 C008 PARADISE VALLEY 85253	9008 N DESPERADO CT FOUNTAIN HILLS AZ USA 85268	9008 N DESPERADO CT	AZ	85268	6166 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-091	NEWELL FAMILY TRUST	6166 N SCOTTSDALE RD	6166 N SCOTTSDALE RD 4 C001 PARADISE VALLEY 85253	6166 N SCOTTSDALE RD UNIT C4001 SCOTTSDALE AZ USA 85253	6166 N SCOTTSDALE RD UNIT C4001	AZ	85253	6166 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-092	KAREN K SCHWARTZ REV TR/GARY R SCHWARTZ REV T	6166 N SCOTTSDALE RD	6166 N SCOTTSDALE RD 4 C002 PARADISE VALLEY 85253	6166 N SCOTTSDALE RD UNIT C4002 SCOTTSDALE AZ USA 85253	6166 N SCOTTSDALE RD	AZ	85253	6166 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-093	FARRELLY JAMES K/STAPLES-FARRELLY SHARON	6166 N SCOTTSDALE RD	6166 N SCOTTSDALE RD 4 C003 PARADISE VALLEY 85253	6166 N SCOTTSDALE RD UNIT C4003 SCOTTSDALE AZ USA 85253	6166 N SCOTTSDALE RD UNIT C4003	AZ	85253	6166 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-094	JAMES AND BARBARA WOPNFORD TRUST	6166 N SCOTTSDALE RD	6166 N SCOTTSDALE RD 4 C004 PARADISE VALLEY 85253	6166 N SCOTTSDALE RD UNIT C4004 SCOTTSDALE AZ USA 85253	6166 N SCOTTSDALE RD UNIT C4004	AZ	85253	6166 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-095	WOOLDRIF JOHN G/CAROLE	6166 N SCOTTSDALE RD	6166 N SCOTTSDALE RD 4 C005 PARADISE VALLEY 85253	6166 N SCOTTSDALE RD UNIT C4005 SCOTTSDALE AZ USA 85253	6166 N SCOTTSDALE RD UNIT C4005	AZ	85253	6166 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-64-096	CAMPOS MIGUEL/MARIA DEL PILAR	6166 N SCOTTSDALE RD	6166 N SCOTTSDALE RD 4 C006 PARADISE VALLEY 85253	6166 N SCOTTSDALE RD UNIT C4006 PARADISE VALLEY AZ USA 85253	6166 N SCOTTSDALE RD	AZ	85253	6166 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-001D	ENCLAVE AT BORGATA COMMON ELEMENT	6166 N SCOTTSDALE RD	6166 N SCOTTSDALE RD 4 C007 PARADISE VALLEY 85253	6166 N SCOTTSDALE RD UNIT C4007 PARADISE VALLEY AZ USA 85253	6166 N SCOTTSDALE RD	AZ	85253	6166 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-001E	SCAP 1 L L C	7170 E MCDONALD DR	7170 E MCDONALD DR PARADISE VALLEY 85253	7170 E MCDONALD DR STE 6 SCOTTSDALE AZ USA 85253	7170 E MCDONALD DR STE 6	AZ	85253	7170 E	E	MCDONALD	DR	PARADISE VALLEY	85253
174-65-001E	SCAP II LLC	7118 E MCDONALD DR	7118 E MCDONALD DR PARADISE VALLEY 85253	7170 E MCDONALD DR STE 6 SCOTTSDALE AZ USA 852535426	7170 E MCDONALD DR STE 6	AZ	9E+08	7118 E	E	MCDONALD	DR	PARADISE VALLEY	85253
174-65-002A	SCAP 1 L L C	7113 E ROVEY AVE	7113 E ROVEY AVE PARADISE VALLEY 85253	7170 E MCDONALD DR STE 6 SCOTTSDALE AZ USA 85253	7170 E MCDONALD DR STE 6	AZ	85253	7113 E	E	ROVEY	AVE	PARADISE VALLEY	85253
174-65-003	SCAP 1 L L C	7170 E MCDONALD DR	7170 E MCDONALD DR PARADISE VALLEY 85253	7170 E MCDONALD DR STE 6 SCOTTSDALE AZ USA 85253	7170 E MCDONALD DR STE 6	AZ	85253	7170 E	E	MCDONALD	DR	PARADISE VALLEY	85253
174-65-004C	PV HOTEL VENTURE SPE LLC	6041 N QUAIL RUN RD	6041 N QUAIL RUN RD PARADISE VALLEY 85253	2929 ARCH ST PHILADELPHIA PA USA 19104	2929 ARCH ST	PA	19104	6041 N	N	QUAIL RUN	RD	PARADISE VALLEY	85253
174-65-005A	HPTRI CORPORATION	6020 N SCOTTSDALE RD	6020 N SCOTTSDALE RD PARADISE VALLEY 85253	PO BOX 92129 SOUTHLAKE TX USA 76092	PO BOX 92129	TX	76092	6020 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-007A	CHANDLER JEREMY CHARLES/TERESA IRENE	7012 E MCDONALD DR	7012 E MCDONALD DR PARADISE VALLEY 85253	7012 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7012 E MCDONALD DR	AZ	85253	7012 E	E	MCDONALD	DR	PARADISE VALLEY	85253
174-65-007B	HANIAN FAMILY TRUST/HOTCHKISS ROBIN MICHELLE	6011 N QUAIL RUN RD	6011 N QUAIL RUN RD PARADISE VALLEY 85253	4717 E BERNEIL DR PHOENIX AZ USA 85028	4717 E BERNEIL DR	AZ	85028	6011 N	N	QUAIL RUN	RD	PARADISE VALLEY	85253
174-65-008	STOREY FAMILY TRUST 3	7050 E MCDONALD DR	7050 E MCDONALD DR PARADISE VALLEY 85253	7050 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7050 E MCDONALD DR	AZ	85253	7050 E	E	MCDONALD	DR	PARADISE VALLEY	85253
174-65-009B	STOREY FAMILY TRUST 3	7048 E MCDONALD DR	7048 E MCDONALD DR PARADISE VALLEY 85253	7050 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7050 E MCDONALD DR	AZ	85253	7048 E	E	MCDONALD	DR	PARADISE VALLEY	85253
174-65-010B	BANKS SUK-HUI	7038 E MCDONALD DR	7038 E MCDONALD DR PARADISE VALLEY 85253	7038 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7038 E MCDONALD DR	AZ	85253	7038 E	E	MCDONALD	DR	PARADISE VALLEY	85253
174-65-011Q	PV SCOTTSDALE HOTEL OWNER SPE LLC	6114 N SCOTTSDALE RD	6114 N SCOTTSDALE RD PARADISE VALLEY 85253	2929 ARCH ST PHILADELPHIA PA USA 19104	2929 ARCH ST	PA	19104	6114 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-011R	ARIZONA BOARD OF REGENTS	6110 N SCOTTSDALE RD	6110 N SCOTTSDALE RD PARADISE VALLEY 85253	PO BOX 870401 TEMPE AZ USA 852870401	PO BOX 870401	AZ	9E+08	6110 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-011S	PV SCOTTSDALE HOTEL OWNER SPE LLC	6114 N SCOTTSDALE RD	6114 N SCOTTSDALE RD PARADISE VALLEY 85253	2929 ARCH ST PHILADELPHIA PA USA 19104	2929 ARCH ST	PA	19104	6114 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-012K	PV SCOTTSDALE HOTEL OWNER SPE LLC			6160 NORTH SCOTTSDALE ROAD PARADISE VALLEY AZ USA 85253	6160 NORTH SCOTTSDALE ROAD	AZ	85253						
174-65-012L	PV HOTEL VENTURE SPE LLC			2929 ARCH ST PHILADELPHIA PA USA 19104	2929 ARCH ST	PA	19104						
174-65-013	CUSOLLE LIVING TRUST	7026 E MCDONALD DR	7026 E MCDONALD DR PARADISE VALLEY 85253	7026 E MCDONALD DR PARADISE VALLEY AZ USA 85253	7026 E MCDONALD DR	AZ	85253	7026 E	E	MCDONALD	DR	PARADISE VALLEY	85253
174-65-014A	SCAP 1 L L C	7170 E MCDONALD DR	7170 E MCDONALD DR PARADISE VALLEY 85253	7170 E MCDONALD DR STE 6 SCOTTSDALE AZ USA 85253	7170 E MCDONALD DR STE 6	AZ	85253	7170 E	E	MCDONALD	DR	PARADISE VALLEY	85253
174-65-015B	SCAP II LLC	7170 E MCDONALD DR	7170 E MCDONALD DR PARADISE VALLEY 85253	7170 E MCDONALD DR STE 6 SCOTTSDALE AZ USA 852535426	7170 E MCDONALD DR STE 6	AZ	9E+08	7170 E	E	MCDONALD	DR	PARADISE VALLEY	85253
174-65-015C	SCAP 1 L L C	7170 E MCDONALD DR	7170 E MCDONALD DR PARADISE VALLEY 85253	7170 E MCDONALD DR STE 6 SCOTTSDALE AZ USA 85253	7170 E MCDONALD DR STE 6	AZ	85253	7170 E	E	MCDONALD	DR	PARADISE VALLEY	85253
174-65-016D	ARIZONA BOARD OF REGENTS			PO BOX 873908 TEMPE AZ USA 85287	PO BOX 873908	AZ	85287						
174-65-016E	HPTRI CORPORATION	6040 N SCOTTSDALE RD	6040 N SCOTTSDALE RD PARADISE VALLEY 85253	PO BOX 92129 SOUTHLAKE TX USA 76092	PO BOX 92129	TX	76092	6040 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-016F	ARIZONA BOARD OF REGENTS			PO BOX 873908 TEMPE AZ USA 85287	PO BOX 873908	AZ	85287						
174-65-016G	HPTRI CORPORATION			PO BOX 92129 SOUTHLAKE TX USA 76092	PO BOX 92129	TX	76092						
174-65-019	JOHNSTON STEVEN A/WENDY E	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 1 PARADISE VALLEY 85253	9311 OLYMPIC VIEW DR EDMONDS WA USA 98020	9311 OLYMPIC VIEW DR	WA	98020	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-020	WOOKYE BRENT A/CHRISTIE L	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 2 PARADISE VALLEY 85253	1617 12TH AVE NE WATERTOWN SD USA 57201	1617 12TH AVE NE	SD	57201	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-021	ROGERS DAVID J/CAROLYN M TR	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 3 PARADISE VALLEY 85253	2745 HIGHLAND TRR SHEBOYGAN WI USA 53083	2745 HIGHLAND TRR	WI	53083	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-022	MOORE LAURA E	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 4 PARADISE VALLEY 85253	9400 N FRYER DR PEORIA IL USA 61615	9400 N FRYER DR	IL	61615	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-023	AYRES MICHAEL O/DELYTE	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 5 PARADISE VALLEY 85253	BOX 59554 POTOMAC MD USA 20859	BOX 59554	MD	20859	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-024	BANKSON KEN J/MAUREEN A	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 6 PARADISE VALLEY 85253	6150 N SCOTTSDALE RD UNIT 6 PARADISE VALLEY AZ USA 85253	6150 N SCOTTSDALE RD UNIT 6	AZ	85253	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-025	MENSCH KATHRYN G	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 7 PARADISE VALLEY 85253	6126 N SCOTTSDALE RD NO 7 PARADISE VALLEY AZ USA 85253	6126 N SCOTTSDALE RD NO 7	AZ	85253	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-026	BROWNFIELD EDWARD H/ROBERTA F	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 8 PARADISE VALLEY 85253	1126 DRYDEN LANE CHARLOTTESVILLE VA USA 22903	1126 DRYDEN LANE	VA	22903	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-027	NORMAN LK	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 9 PARADISE VALLEY 85253	1036 ONEIDA ST DENVER CO USA 80220	1036 ONEIDA ST	CO	80220	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-028	OROAKE ECY L E/PATRICK W	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 10 PARADISE VALLEY 85253	23 VICTORIA LN COTO DE CAZA CA USA 92679	23 VICTORIA LN	CA	92679	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-029	HONORA E LOGAN FAMILY TRUST	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 11 PARADISE VALLEY 85253	3709 RANCH VIEW CT RENO NV USA 89509	3709 RANCH VIEW CT	NV	89509	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-030	HARMS ZUM SPRECKEL CORD/JANE KRISTIN TR	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 12 PARADISE VALLEY 85253	19815 107TH SW VASHON WA USA 98070	19815 107TH SW	WA	98070	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-031	THOMAS-DEXTER LIVING TRUST/GRAYTON LESLIE/ROBERT	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 13 PARADISE VALLEY 85253	6150 N SCOTTSDALE RD NO 13 SCOTTSDALE AZ USA 85253	6150 N SCOTTSDALE RD NO 13	AZ	85253	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-032	DEWEY FAMILY REVOCABLE TRUST	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 14 PARADISE VALLEY 85253	689 TERRACE DR LAKE OSWEGO OR USA 97034	689 TERRACE DR	OR	97034	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-033	SHRIMPLIN MALCOLM R	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 15 SCOTTSDALE 85250	6150 N SCOTTSDALE RD STE 15 PARADISE VALLEY AZ USA 85253	6150 N SCOTTSDALE RD STE 15	AZ	85253	6150 N	N	SCOTTSDALE	RD	SCOTTSDALE	85250
174-65-034	MARSHA L FINCH GST TR/LESLIE J SAVANT GST TR	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 16 PARADISE VALLEY 85253	205 REGAL LN EAST PEORIA IL USA 61611	205 REGAL LN	IL	61611	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-035	SNOWDEN LIVING TRUST	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 17 PARADISE VALLEY 85253	8514 E SAN BRUNO DR SCOTTSDALE AZ USA 85258	8514 E SAN BRUNO DR	AZ	85258	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-036	THOMAS-DEXTER LIVING TRUST	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 18 PARADISE VALLEY 85253	6150 N SCOTTSDALE RD UNIT 37 PARADISE VALLEY AZ USA 85253	6150 N SCOTTSDALE RD UNIT 37	AZ	85253	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-037	HURWORTH SAMUEL G	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 19 PARADISE VALLEY 85253	713 GASMAN PORT ANGELES WA USA 98362	713 GASMAN	WA	98362	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-038	DICKINSON S LLC	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 20 PARADISE VALLEY 85253	13132 E SAN JUAN LN SPOKANE WA USA 99206	13132 E SAN JUAN LN	WA	99206	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-039	ANN R DOVE REVOCABLE TRUST THE	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 21 PARADISE VALLEY 85253	20 MOULTON DR SHELBYVILLE IL USA 62565	20 MOULTON DR	IL	62565	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-040	HERD JAMES V/JANET/WARE RAYMOND T/RENDA	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 22 PARADISE VALLEY 85253	2336 N ALDERCREST PL EAGLE ID USA 83616	2336 N ALDERCREST PL	ID	83616	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-041	EVERETT PROPERTIES LLC	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 23 PARADISE VALLEY 85253	3343 WYNDHAM CT EUGENE OR USA 97408	3343 WYNDHAM CT	OR	97408	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-042	FEDRI MONICA HENIA/VICTORIA MARIE	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 24 PARADISE VALLEY 85253	6150 N SCOTTSDALE RD UNIT 24 PARADISE VALLEY AZ USA 85253	6150 N SCOTTSDALE RD UNIT 24	AZ	85253	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-043	DEWEY FAMILY REVOCABLE TRUST	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 25 PARADISE VALLEY 85253	689 TERRACE DR LAKE OSWEGO OR USA 97034	689 TERRACE DR	OR	97034	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-044	DEWEY FAMILY REVOCABLE TRUST	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 26 PARADISE VALLEY 85253	689 TERRACE DR LAKE OSWEGO OR USA 97034	689 TERRACE DR	OR	97034	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-045	J SCOTT PROPERTIES LLC	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 27 PARADISE VALLEY 85253	4111 E MADISON ST SUITE 438 SEATTLE WA USA 98112	4111 E MADISON ST SUITE 438	WA	98112	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-046	BRAGA STANLEY A/VALERIE A TR/ETAL	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 28 PARADISE VALLEY 85253	25513 PASEO DE CUMBRE MONTEREY CA USA 93940	25513 PASEO DE CUMBRE	CA	93940	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-047	BRAGA REVOCABLE LIVING TRUST	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 29 PARADISE VALLEY 85253	25513 PASEO DE CUMBRE MONTEREY CA USA 93940	25513 PASEO DE CUMBRE	CA	93940	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-048	ELITS PATRICIA S	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 30 PARADISE VALLEY 85253	6706 LUPINE CIR ARVADA CO USA 80007	6706 LUPINE CIR	CO	80007	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-049	KOLOKOUSIS MARISA	6142 N SCOTTSDALE RD	6142 N SCOTTSDALE RD 86 U31 PARADISE VALLEY 85253	605 SUNFLOWER CT SAN RAMON CA USA 94582	605 SUNFLOWER CT	CA	94582	6142 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-050	J AND D MARQUARDT FAMILY TRUST	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 32 PARADISE VALLEY 85253	PO BOX 92621 ANCHORAGE AK USA 99509	PO BOX 92621	AK	99509	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-051	PALMER JANET S TR	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 33 PARADISE VALLEY 85253	8118 SANDY HOOK DR CLINTON WA USA 98236	8118 SANDY HOOK DR	WA	98236	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-052	JANET S PALMER TRUST	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 34 PARADISE VALLEY 85253	8118 SANDY HOOK DR CLINTON WA USA 98236	8118 SANDY HOOK DR	WA	98236	6150 N	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-053	MANERI CAMILLE A/DERRICO CELIA	6150 N SCOTTSDALE RD	6150 N SCOTTSDALE RD 35 PARADISE VALLEY 85253										

Andaz Scottsdale Resort & Bungalows
Properties within a 1,500 ft Radius of the Perimeter of the Resort
as of November 10, 2022

Parcel Number	Owner	Property Address	Mailing Address	MAIL_ADDR1	MAIL_CITY	MAIL STATE	MAIL ZIP	PHYSICAL STREET	PHYSICAL STREET	PHYSICAL STREET NAME	PHYSICAL STREET	PHYSICAL CITY	PHYSICAL ZIP
174-65-062	CITY OF PHOENIX	251 W. WASHINGTON ST	251 W. WASHINGTON ST PHOENIX AZ 85003	251 W. WASHINGTON ST	PHOENIX	AZ	85003						
174-65-063	HARMS ZUM SPRECKEL CORD/JANE HARMS ZUM TR	6150 N SCOTTSDALE RD 44 PARADISE VALLEY 85253	19815 107TH AVE SW VASHON WA USA 98070	19815 107TH AVE SW	VASHON	WA	98070	6150	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-064	CONWAY DENNIS D/MARY C TR	6150 N SCOTTSDALE RD 45 PARADISE VALLEY 85253	585 3RD ST S WISCONSIN RAPID WI USA 54494	585 3RD ST S	WISCONSIN RAPID	WI	54494	6150	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-065	HOLMES BRIAN G	6150 N SCOTTSDALE RD 46 PARADISE VALLEY 85253	6150 N SCOTTSDALE RD PARADISE VALLEY AZ USA 85253	6150 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85253	6150	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-066	HADL JOHN/DIANA	6150 N SCOTTSDALE RD 47 PARADISE VALLEY 85253	3700 QUAIL CREEK CT LAWRENCE KS USA 66047	3700 QUAIL CREEK CT	LAWRENCE	KS	66047	6150	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-067	LOMBARDO FAMILY LLLP	6150 N SCOTTSDALE RD 48 PARADISE VALLEY 85253	PO BOX 50786 MENDOTA MN USA 55150	PO BOX 50786	MENDOTA	MN	55150	6150	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-068	WALKER ANDREW J/ELIZABETH A	6150 N SCOTTSDALE RD 49 PARADISE VALLEY 85253	6150 N SCOTTSDALE RD 49 PARADISE VALLEY AZ USA 85253	6150 N SCOTTSDALE RD 49	PARADISE VALLEY	AZ	85253	6150	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-069	BAYSE MICHELLE MITCHELL/HAGEMANN BRUCE A	6150 N SCOTTSDALE RD 50 PARADISE VALLEY 85253	6817 COLUMBINE WY PLANO TX USA 75093	6817 COLUMBINE WY	PLANO	TX	75093	6150	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-070	DENIS NIKKOLAS/JORDYN D	6150 N SCOTTSDALE RD 51 PARADISE VALLEY 85253	14932 S WATER BIRCH CIR DRAPER UT USA 84020	14932 S WATER BIRCH CIR	DRAPER	UT	84020	6150	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-65-071	RICHARD G LAVIGNE TRUST	6150 N SCOTTSDALE RD 52 PARADISE VALLEY 85253	2523 HAVERTON RD SAINT PAUL MN USA 55120	2523 HAVERTON RD	SAINT PAUL	MN	55120	6150	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-66-001	PV SCOTTSDALE HOTEL OWNER SPE LLC	6160 N SCOTTSDALE RD PARADISE VALLEY 85253	6160 NORTH SCOTTSDALE ROAD PARADISE VALLEY AZ USA 85253	6160 NORTH SCOTTSDALE ROAD	PARADISE VALLEY	AZ	85253	6160	N	SCOTTSDALE	RD	PARADISE VALLEY	85253
174-66-002	G CAMELBACK CEMETERY	6820 E MCDONALD DR PARADISE VALLEY 85253	6820 E MCDONALD DR SCOTTSDALE AZ USA 85251	6820 E MCDONALD DR	SCOTTSDALE	AZ	85251	6820	E	MCDONALD	DR	PARADISE VALLEY	85253
174-66-002F	MILLER CAROLYN	6930 E MCDONALD DR PARADISE VALLEY 85253	6930 E MCDONALD DR PARADISE VALLEY AZ USA 85253	6930 E MCDONALD DR	PARADISE VALLEY	AZ	85253	6930	E	MCDONALD	DR	PARADISE VALLEY	85253
174-66-002G	HAPPY VALLEY INVESTMENT GROUP LLC	6924 E MCDONALD DR PARADISE VALLEY 85253	25405 N 44TH DR PHOENIX AZ USA 85083	25405 N 44TH DR	PHOENIX	AZ	85083	6924	E	MCDONALD	DR	PARADISE VALLEY	85253
174-66-002H	IBEX TRUST	6920 E MCDONALD DR PARADISE VALLEY 85253	6920 E MCDONALD DR PARADISE VALLEY AZ USA 85253	6920 E MCDONALD DR	PARADISE VALLEY	AZ	85253	6920	E	MCDONALD	DR	PARADISE VALLEY	85253
174-66-002I	C & C HUTCHISON FAMILY TRUST	6021 N MOCKINGBIRD LN PARADISE VALLEY 85253	6021 N MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253	6021 N MOCKINGBIRD LN	PARADISE VALLEY	AZ	85253	6021	N	MOCKINGBIRD	LN	PARADISE VALLEY	85253
174-66-002J	MILLER LINDA	6806 E MCDONALD DR PARADISE VALLEY 85253	6806 E MCDONALD DR PARADISE VALLEY AZ USA 85253	6806 E MCDONALD DR	PARADISE VALLEY	AZ	85253	6806	E	MCDONALD	DR	PARADISE VALLEY	85253
174-66-005	BELL AND 63RD INVESTMENTS LLC	6804 E VALLEY VISTA LN PARADISE VALLEY 85253	3641 N 39TH AVE PHOENIX AZ USA 85019	3641 N 39TH AVE	PHOENIX	AZ	85019	6804	E	VALLEY VISTA	LN	PARADISE VALLEY	85253
174-66-006	ROSS GENO G	6806 E VALLEY VISTA LN PARADISE VALLEY 85253	6806 E HAPPY VISTA LN PARADISE VALLEY AZ USA 85253	6806 E HAPPY VISTA LN	PARADISE VALLEY	AZ	85253	6806	E	VALLEY VISTA	LN	PARADISE VALLEY	85253
174-66-007	PFITZER KARL F/VICKIE RAE	6808 E VALLEY VISTA LN PARADISE VALLEY 85253	6808 E VALLEY VISTA LN PARADISE VALLEY AZ USA 85253	6808 E VALLEY VISTA LN	PARADISE VALLEY	AZ	85253	6808	E	VALLEY VISTA	LN	PARADISE VALLEY	85253
174-66-008	HRM-SMM LLC	6810 E VALLEY VISTA LN PARADISE VALLEY 85253	6810 E VALLEY VISTA LN PARADISE VALLEY AZ USA 85253	6810 E VALLEY VISTA LN	PARADISE VALLEY	AZ	85253	6810	E	VALLEY VISTA	LN	PARADISE VALLEY	85253
174-66-009	YAMASHIRO DANIEL/KRISTINE	6812 E VALLEY VISTA LN PARADISE VALLEY 85253	6812 E VALLEY VISTA LN PARADISE VALLEY AZ USA 85253	6812 E VALLEY VISTA LN	PARADISE VALLEY	AZ	85253	6812	E	VALLEY VISTA	LN	PARADISE VALLEY	85253
174-66-010	MANLEY COLLEEN CHRISTA	6136 N QUAIL RUN RD PARADISE VALLEY 85253	6136 N QUAIL RUN RD PARADISE VALLEY AZ USA 85253	6136 N QUAIL RUN RD	PARADISE VALLEY	AZ	85253	6136	N	QUAIL RUN	RD	PARADISE VALLEY	85253
174-66-011	FRED AND COLLEEN STEINBERG TRUST	6118 N QUAIL RUN RD PARADISE VALLEY 85253	6118 N QUAIL RUN RD PARADISE VALLEY AZ USA 85253	6118 N QUAIL RUN RD	PARADISE VALLEY	AZ	85253	6118	N	QUAIL RUN	RD	PARADISE VALLEY	85253
174-66-012	CASA DE VALLEY VISTA LLC	6814 E VALLEY VISTA LN PARADISE VALLEY 85253	6818 E VALLEY VISTA LN PARADISE VALLEY AZ USA 85253	6818 E VALLEY VISTA LN	PARADISE VALLEY	AZ	85253	6814	E	VALLEY VISTA	LN	PARADISE VALLEY	85253
174-66-013	SOLE AND SEPARATE LLC/SEEMA AHLUWALIA PERSONAL RESID	6809 E VALLEY VISTA LN PARADISE VALLEY 85253	6809 E VALLEY VISTA LN PARADISE VALLEY AZ USA 85253	6809 E VALLEY VISTA LN	PARADISE VALLEY	AZ	85253	6809	E	VALLEY VISTA	LN	PARADISE VALLEY	85253
174-66-014	DOYLE D JAMES/PHYLLIS J TR	6807 E VALLEY VISTA LN PARADISE VALLEY 85253	6807 E VALLEY VISTA LN PARADISE VALLEY AZ USA 85253	6807 E VALLEY VISTA LN	PARADISE VALLEY	AZ	85253	6807	E	VALLEY VISTA	LN	PARADISE VALLEY	85253
174-66-015	COBB REVOCABLE LIVING TRUST	6805 E VALLEY VISTA LN PARADISE VALLEY 85253	6805 E VALLEY VISTA LN PARADISE VALLEY AZ USA 85253	6805 E VALLEY VISTA LN	PARADISE VALLEY	AZ	85253	6805	E	VALLEY VISTA	LN	PARADISE VALLEY	85253
174-66-016	TOOFAN MARC P/KERIC NATASHA	6802 E VALLEY VISTA LN PARADISE VALLEY 85253	6802 E VALLEY VISTA LN PARADISE VALLEY AZ USA 85253	6802 E VALLEY VISTA LN	PARADISE VALLEY	AZ	85253	6802	E	VALLEY VISTA	LN	PARADISE VALLEY	85253
174-66-017	PIROOZ LLC	6828 E VALLEY VISTA LN PARADISE VALLEY 85253	PO BOX 7982 TEMPE AZ USA 85282	PO BOX 7982	TEMPE	AZ	85282	6828	E	VALLEY VISTA	LN	PARADISE VALLEY	85253
174-66-018	BONNEM KENNETH C/FRIEDMAN MARTHA A	6825 E VALLEY VISTA LN PARADISE VALLEY 85253	6825 E VALLEY VISTA LN PARADISE VALLEY AZ USA 85253	6825 E VALLEY VISTA LN	PARADISE VALLEY	AZ	85253	6825	E	VALLEY VISTA	LN	PARADISE VALLEY	85253
174-66-019	GRAY BENJAMIN	6823 E VALLEY VISTA LN PARADISE VALLEY 85253	6823 E VALLEY VISTA LN PARADISE VALLEY AZ USA 85253	6823 E VALLEY VISTA LN	PARADISE VALLEY	AZ	85253	6823	E	VALLEY VISTA	LN	PARADISE VALLEY	85253
174-66-020	CAIRNS RICHARD A	6821 E VALLEY VISTA LN PARADISE VALLEY 85253	6821 E VALLEY VISTA LN PARADISE VALLEY AZ USA 85253	6821 E VALLEY VISTA LN	PARADISE VALLEY	AZ	85253	6821	E	VALLEY VISTA	LN	PARADISE VALLEY	85253
174-66-021	FLIPPER TRUST	6816 E VALLEY VISTA LN PARADISE VALLEY 85253	101 MONTGOMERY ST SUITE 1600 SAN FRANCISCO CA USA 94101	101 MONTGOMERY ST SUITE 1600	SAN FRANCISCO	CA	94101	6816	E	VALLEY VISTA	LN	PARADISE VALLEY	85253
174-66-022	RASMUSSEN LIVING TRUST	6102 N QUAIL RUN RD PARADISE VALLEY 85253	6102 N QUAIL RUN RD SCOTTSDALE AZ USA 85253	6102 N QUAIL RUN RD	SCOTTSDALE	AZ	85253	6102	N	QUAIL RUN	RD	PARADISE VALLEY	85253
174-66-023	LEWIS JULIANNE N TR	6044 N QUAIL RUN RD PARADISE VALLEY 85253	6044 N QUAIL RUN RD PARADISE VALLEY AZ USA 85253	6044 N QUAIL RUN RD	PARADISE VALLEY	AZ	85253	6044	N	QUAIL RUN	RD	PARADISE VALLEY	85253
174-66-024	RINK GLENN R	6028 N QUAIL RUN RD PARADISE VALLEY 85253	6028 N QUAIL RUN RD PARADISE VALLEY AZ USA 85253	6028 N QUAIL RUN RD	PARADISE VALLEY	AZ	85253	6028	N	QUAIL RUN	RD	PARADISE VALLEY	85253
174-66-025	PARADISE VILLAGE ENTERPRISES LLC	6818 E VALLEY VISTA LN PARADISE VALLEY 85253	6814 E VALLEY VISTA LN PARADISE VALLEY AZ USA 85253	6814 E VALLEY VISTA LN	PARADISE VALLEY	AZ	85253	6818	E	VALLEY VISTA	LN	PARADISE VALLEY	85253
174-66-026	MATTSON CRAIG/SLICK STACEY	6820 E VALLEY VISTA LN PARADISE VALLEY 85253	6820 E VALLEY VISTA LN PARADISE VALLEY AZ USA 85253	6820 E VALLEY VISTA LN	PARADISE VALLEY	AZ	85253	6820	E	VALLEY VISTA	LN	PARADISE VALLEY	85253
174-66-027B	BROWN EDWARD H/JANINE H	6822 E VALLEY VISTA LN PARADISE VALLEY 85253	6822 E VALLEY VISTA LN PARADISE VALLEY AZ USA 85253	6822 E VALLEY VISTA LN	PARADISE VALLEY	AZ	85253	6822	E	VALLEY VISTA	LN	PARADISE VALLEY	85253
174-66-028	KALOS FAMILY LIVING TRUST	6824 E VALLEY VISTA LN PARADISE VALLEY 85253	6824 E VALLEY VISTA LN PARADISE VALLEY AZ USA 85253	6824 E VALLEY VISTA LN	PARADISE VALLEY	AZ	85253	6824	E	VALLEY VISTA	LN	PARADISE VALLEY	85253
174-66-029	KAREN STIEFEL REVOCABLE TRUST	6826 E VALLEY VISTA LN PARADISE VALLEY 85253	682 OAKWOOD AVE LAKE FOREST IL USA 60045	682 OAKWOOD AVE	LAKE FOREST	IL	60045	6826	E	VALLEY VISTA	LN	PARADISE VALLEY	85253
174-66-030	PARADISE VALLEY TOWN OF		6401 E LINCOLN DR PARADISE VALLEY AZ USA 85253	6401 E LINCOLN DR	PARADISE VALLEY	AZ	85253						
174-66-031	KATHERINE HERBERGER SEPARATE PROPERTY TRUST	6918 E MCDONALD DR PARADISE VALLEY 85253	6918 E MCDONALD DR PARADISE VALLEY AZ USA 85253	6918 E MCDONALD DR	PARADISE VALLEY	AZ	85253	6918	E	MCDONALD	DR	PARADISE VALLEY	85253
174-67-007C	T ANN SINNER FAMILY TRUST	6136 N MOCKINGBIRD LN PARADISE VALLEY 85253	6136 N MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253	6136 N MOCKINGBIRD LN	PARADISE VALLEY	AZ	85253	6136	N	MOCKINGBIRD	LN	PARADISE VALLEY	85253
174-67-008D	E J PROPERTY ESTATES LLC	6044 N MOCKINGBIRD LN PARADISE VALLEY 85253	8537 E BONITA DR SCOTTSDALE AZ USA 85253	8537 E BONITA DR	SCOTTSDALE	AZ	85253	6044	N	MOCKINGBIRD	LN	PARADISE VALLEY	85253
174-67-010	REM FAMILY TRUST	6740 E VALLEY VISTA LN PARADISE VALLEY 85253	6740 E VALLEY VISTA LN PARADISE VALLEY AZ USA 85253	6740 E VALLEY VISTA LN	PARADISE VALLEY	AZ	85253	6740	E	VALLEY VISTA	LN	PARADISE VALLEY	85253
174-67-011	HAWKSWORTH DENNIS/FRANCES	6730 E VALLEY VISTA LN PARADISE VALLEY 85253	6730 E VALLEY VISTA LN PARADISE VALLEY AZ USA 85253	6730 E VALLEY VISTA LN	PARADISE VALLEY	AZ	85253	6730	E	VALLEY VISTA	LN	PARADISE VALLEY	85253
174-67-016A	LARKIN M CHRISTINE	6739 E VALLEY VISTA LN PARADISE VALLEY 85253	6739 E VALLEY VISTA LN PARADISE VALLEY AZ USA 85253	6739 E VALLEY VISTA LN	PARADISE VALLEY	AZ	85253	6739	E	VALLEY VISTA	LN	PARADISE VALLEY	85253
174-67-025	PAUL ANTHONY ENDER AND SIMONE ENDER TRUST	6738 E ROVEY AVE PARADISE VALLEY 85253	710 PARK AVE NO 4A NEW YORK NY USA 10021	710 PARK AVE NO 4A	NEW YORK	NY	10021	6738	E	ROVEY	AVE	PARADISE VALLEY	85253

Andaz Scottsdale Resort & Bungalows
Properties within a 1,500 ft Radius of the Perimeter of the Resort
as of November 10, 2022

Parcel Number	Owner	Property Address	Latitude	Longitude	DEED NUMBER	DEED DATE	SALE DATE	SALE PRICE	BLCK NUM	Book	Page	SUBNAME	LAND SIZE	LOT NUM	STR	CONST YEAR	LIVING SPACE
	CITY OF PHOENIX	251 W. WASHINGTON ST															
173-05-057	GOLDSTEIN ANDREW/KAREN J	7219 E SOLANO DR SCOTTSDALE 85250	33.52168	-111.9249	20200047824	1/16/2020	12/1/2019	435000	202-34	202	34	BRIARWOOD 4	7167	46	14 2N 4E	1979	2,242
173-05-058	JEANETTE C GRISWOLD REVOCABLE TRUST	7213 E SOLANO DR SCOTTSDALE 85250	33.52147	-111.9251	20210887031	8/16/2021	8/1/2021	625500	202-34	202	34	BRIARWOOD 4	8541	47	14 2N 4E	1980	2,697
173-05-059	LEE MORGAN EVANS REVOCABLE TRUST(LEASE)	7207 E SOLANO DR SCOTTSDALE 85250	33.52146	-111.9255	20101080005	12/9/2010			202-34	202	34	BRIARWOOD 4	9728	48	14 2N 4E	1979	2,598
173-05-060	ADMAN IJAZ TRUST	7201 E SOLANO DR SCOTTSDALE 85250	33.52166	-111.9255	20220716198	9/15/2022			202-34	202	34	BRIARWOOD 4	6895	49	14 2N 4E	1979	2,242
173-05-061	BANK CASEY	7202 E SOLANO DR SCOTTSDALE 85250	33.52185	-111.9255	20211277928	11/30/2021	11/1/2021	670000	202-34	202	34	BRIARWOOD 4	7085	50	14 2N 4E	1980	2,697
173-05-062	FOX MELODY LEASE	7208 E SOLANO DR SCOTTSDALE 85250	33.52206	-111.9255	20020614831	6/16/2002	5/1/2002	235000	202-34	202	34	BRIARWOOD 4	9977	51	14 2N 4E	1980	2,616
173-05-063	BARBARA HAWKINS RESIDENCE TRUST	7214 E SOLANO DR SCOTTSDALE 85250	33.52205	-111.9252	20180515289	7/5/2018	5/1/2018	415000	202-34	202	34	BRIARWOOD 4	7351	52	14 2N 4E	1980	2,459
173-05-064	BAILEY GRADY JR (LEASE)	7220 E SOLANO DR SCOTTSDALE 85250	33.52205	-111.925	20120270404	3/29/2012	3/1/2012	265000	202-34	202	34	BRIARWOOD 4	7337	53	14 2N 4E	1979	2,459
173-05-065	RIECK STEVEN I/DEBRA (IMPROVEMENTS)	7226 E SOLANO DR SCOTTSDALE 85250	33.52204	-111.9247	20200489604	6/4/2020	5/1/2020	405000	202-34	202	34	BRIARWOOD 4	7330	54	14 2N 4E	1979	2,457
173-05-066	AGEE WILLIAM S/BRENDA B (LEASE)	7232 E SOLANO DR SCOTTSDALE 85250	33.52204	-111.9245	19970272718	4/24/1997			202-34	202	34	BRIARWOOD 4	7332	55	14 2N 4E	1979	2,797
173-05-084	PHASE FOUR HOMEOWNERS ASSOCIATION INC (LEASE)		33.52135	-111.9237	19970272718	4/24/1997			202-34	202	34	BRIARWOOD 4	127476		14 2N 4E		
173-05-085	PHASE FOUR HOMEOWNERS ASSOCIATION INC (LEASE)		33.52221	-111.9253	19970272718	4/24/1997			202-34	202	34	BRIARWOOD 4	20944		14 2N 4E		
173-05-097	PHASE FOUR HOMEOWNERS ASSOCIATION INC (LEASE)		33.52173	-111.9252	19970272718	4/24/1997			202-34	202	34	BRIARWOOD 4	176		14 2N 4E		
173-05-098	PHASE FOUR HOMEOWNERS ASSOCIATION INC (LEASE)		33.52169	-111.9251	19970272718	4/24/1997			202-34	202	34	BRIARWOOD 4	578		14 2N 4E		
173-05-107	ADAMS JERRY W	7209 E MCDONALD DR 1 SCOTTSDALE 85250	33.52382	-111.924	20170378415	5/23/2017	5/1/2017	425000	205-48	205	48	LAS VILLAS	1631	1	14 2N 4E	1980	1,690
173-05-108	TATIANA ALBRECHT TRUST	7209 E MCDONALD DR 2 SCOTTSDALE 85250	33.52382	-111.9241	20130615681	7/4/2013			205-48	205	48	LAS VILLAS	1483	2	14 2N 4E	1980	2,393
173-05-109	VIRGINIA A HARRIS TRUST	7209 E MCDONALD DR 3 SCOTTSDALE 85250	33.52384	-111.9242	20130935720	10/23/2013			205-48	205	48	LAS VILLAS	1193	3	14 2N 4E	1980	1,805
173-05-110	7209 MCDONALD 04 LLC	7209 E MCDONALD DR 4 SCOTTSDALE 85250	33.52383	-111.9243	20220583015	7/18/2022			205-48	205	48	LAS VILLAS	1458	4	14 2N 4E	1980	2,393
173-05-111	GRAICHEN MARISOL CALVILLO	7209 E MCDONALD DR 5 SCOTTSDALE 85250	33.52383	-111.9245	20210875701	8/12/2021			205-48	205	48	LAS VILLAS	1172	5	14 2N 4E	1980	1,915
173-05-112	BROEKER SUSAN R & STEVEN C BRUNI	7209 E MCDONALD DR 6 SCOTTSDALE 85250	33.52382	-111.9246	19870233646	4/15/1987			205-48	205	48	LAS VILLAS	1618	6	14 2N 4E	1980	1,690
173-05-113	BAGNESCHI ANTHONY/ANDREA	7209 E MCDONALD DR 7 SCOTTSDALE 85250	33.52383	-111.9248	20210380407	4/4/2021	3/1/2021	575000	205-48	205	48	LAS VILLAS	1612	7	14 2N 4E	1979	1,690
173-05-114	BRANDT BEVERLY KAY	7209 E MCDONALD DR 8 SCOTTSDALE 85250	33.52383	-111.9249	19930061829	1/31/1993			205-48	205	48	LAS VILLAS	1506	8	14 2N 4E	1979	2,393
173-05-115	7209 MCDONALD 09 LLC	7209 E MCDONALD DR 9 SCOTTSDALE 85250	33.52385	-111.925	20220552759	7/5/2022			205-48	205	48	LAS VILLAS	155927	9	14 2N 4E	1979	1,608
173-05-116	PACIFIC PREMIER TRUST (CUSTODIAN)	7209 E MCDONALD DR 10 SCOTTSDALE 85250	33.52384	-111.9251	20211149286	10/25/2021			205-48	205	48	LAS VILLAS	1471	10	14 2N 4E	1979	2,393
173-05-117	MACKENZIE ROBERT	7209 E MCDONALD DR 11 SCOTTSDALE 85250	33.52384	-111.9252	19980454762	5/28/1998	3/1/1998	170900	205-48	205	48	LAS VILLAS	1164	11	14 2N 4E	1979	1,608
173-05-118	SYLVA DEBORAH L	7209 E MCDONALD DR 12 SCOTTSDALE 85250	33.52383	-111.9254	20180551363	7/19/2018	6/1/2018	550000	205-48	205	48	LAS VILLAS	1659	12	14 2N 4E	1979	1,655
173-05-119	GRIFFIN FARAH	7209 E MCDONALD DR 13 SCOTTSDALE 85250	33.52384	-111.9255	20211344505	12/19/2021	12/1/2021	605000	205-48	205	48	LAS VILLAS	1599	13	14 2N 4E	1979	1,655
173-05-120	STRILPIN CINDY W/JAMES W	7209 E MCDONALD DR 14 SCOTTSDALE 85250	33.52348	-111.9253	20180071913	1/29/2018	1/1/2018	325100	205-48	205	48	LAS VILLAS	1657	14	14 2N 4E	1979	1,655
173-05-121	WATTERWORTH JERRY J/KRANZ LAWRENCE H	7209 E MCDONALD DR 15 SCOTTSDALE 85250	33.52337	-111.9253	20100569984	7/5/2010	7/1/2010	420000	205-48	205	48	LAS VILLAS	1176	15	14 2N 4E	1979	1,723
173-05-122	ARMON 525 LLC	7209 E MCDONALD DR 16 SCOTTSDALE 85250	33.52326	-111.9253	20180300900	4/19/2018	4/1/2018	569900	205-48	205	48	LAS VILLAS	1547	16	14 2N 4E	1979	2,393
173-05-123	BRODERICK BARBARA A/ETCHEVERRY MARILYN K	7209 E MCDONALD DR 17 SCOTTSDALE 85250	33.52317	-111.9253	19970660530	9/22/1997	8/1/1997	225000	205-48	205	48	LAS VILLAS	1230	17	14 2N 4E	1979	1,819
173-05-124	OCANA ANN	7209 E MCDONALD DR 18 SCOTTSDALE 85250	33.52306	-111.9253	20150686163	9/23/2015	9/1/2015	490000	205-48	205	48	LAS VILLAS	1543	18	14 2N 4E	1979	2,472
173-05-125A	RESTATED ARTHUR DOUGLAS CHAMBERS II LIV TR	7209 E MCDONALD DR 19 SCOTTSDALE 85250	33.52296	-111.9253	20150544516	7/27/2015			205-48	205	48	LAS VILLAS	1917	19	14 2N 4E	1979	1,655
173-05-126	BAKER 2015 REVOCABLE TRUST	7209 E MCDONALD DR 20 SCOTTSDALE 85250	33.52259	-111.9255	20150544515	7/27/2015			205-48	205	48	LAS VILLAS	1692	20	14 2N 4E	1980	1,655
173-05-127	KITLUA MICHAEL A	7209 E MCDONALD DR 21 SCOTTSDALE 85250	33.52256	-111.9254	20050117958	1/27/2005	1/1/2005	325000	205-48	205	48	LAS VILLAS	1637	21	14 2N 4E	1980	1,655
173-05-128	GOLDBERG ERMA L	7209 E MCDONALD DR 22 SCOTTSDALE 85250	33.52256	-111.9253	20190871284	10/29/2019			205-48	205	48	LAS VILLAS	1477	22	14 2N 4E	1980	2,393
173-05-129	BRAUN TIMOTHY C	7209 E MCDONALD DR 23 SCOTTSDALE 85250	33.52254	-111.9252	20200706546	8/3/2020	8/1/2020	536000	205-48	205	48	LAS VILLAS	1227	23	14 2N 4E	1980	1,608
173-05-130	IOSSI PAMELA J	7209 E MCDONALD DR 24 SCOTTSDALE 85250	33.52255	-111.9251	20170447618	6/19/2017			205-48	205	48	LAS VILLAS	1464	24	14 2N 4E	1980	2,394
173-05-131	QT HOLDINGS	7209 E MCDONALD DR 25 SCOTTSDALE 85250	33.52254	-111.9249	20210854630	8/5/2021			205-48	205	48	LAS VILLAS	1228	25	14 2N 4E	1980	1,564
173-05-132	MCRAINEY DEBRA LYNN	7209 E MCDONALD DR 26 SCOTTSDALE 85250	33.52255	-111.9248	20200442742	5/21/2020	5/1/2020	485000	205-48	205	48	LAS VILLAS	1711	26	14 2N 4E	1980	1,690
173-05-133	VUKAS FAMILY TRUST	7209 E MCDONALD DR 27 SCOTTSDALE 85250	33.52255	-111.9246	20160662295	9/12/2016			205-48	205	48	LAS VILLAS	1709	27	14 2N 4E	1980	1,690
173-05-134	EUBANKS PAUL SCOTT/KAREN H TR	7209 E MCDONALD DR 28 SCOTTSDALE 85250	33.52255	-111.9245	19940375688	5/9/1994			205-48	205	48	LAS VILLAS	1483	28	14 2N 4E	1980	2,393
173-05-135	MARTIN RANDALL B/CYNTHIA L	7209 E MCDONALD DR 29 SCOTTSDALE 85250	33.52253	-111.9244	20210392695	4/7/2021	4/1/2021	720000	205-48	205	48	LAS VILLAS	1201	29	14 2N 4E	1980	1,915
173-05-136	TAYLOR ANN TR	7209 E MCDONALD DR 30 SCOTTSDALE 85250	33.52254	-111.9243	20071122276	10/14/2007			205-48	205	48	LAS VILLAS	1504	30	14 2N 4E	1980	2,393
173-05-137	TAYLOR ANN TR	7209 E MCDONALD DR 31 SCOTTSDALE 85250	33.52253	-111.9242	19950504538	8/22/1995			205-48	205	48	LAS VILLAS	1214	31	14 2N 4E	1980	1,805
173-05-138	JOSE AND FRANCES BURRUEL TRUST	7209 E MCDONALD DR 32 SCOTTSDALE 85250	33.52254	-111.924	20210332155	3/24/2021			205-48	205	48	LAS VILLAS	1709	32	14 2N 4E	1980	1,690
173-05-139	ROSS TERRY L A	7209 E MCDONALD DR 33 SCOTTSDALE 85250	33.523	-111.925	20220208581	3/7/2022			205-48	205	48	LAS VILLAS	1625	33	14 2N 4E	1980	1,655
173-05-140	7209 MCDONALD 34 LLC	7209 E MCDONALD DR 34 SCOTTSDALE 85250	33.52301	-111.9249	20220552758	7/5/2022			205-48	205	48	LAS VILLAS	1218	34	14 2N 4E	1980	1,608
173-05-141	FLAKE RODNEY J/JOYCE A TR	7209 E MCDONALD DR 35 SCOTTSDALE 85250	33.523	-111.9248	20010193282	3/12/2001			205-48	205	48	LAS VILLAS	1517	35	14 2N 4E	1980	2,393
173-05-142	DOUGHERTY FRED	7209 E MCDONALD DR 36 SCOTTSDALE 85250	33.52301	-111.9246	20150253430	4/13/2015	4/1/2015	342000	205-48	205	48	LAS VILLAS	1168	36	14 2N 4E	1980	1,915
173-05-143	DOUGLAS W CRAIG LIVING TRUST	7209 E MCDONALD DR 37 SCOTTSDALE 85250	33.52299	-111.9245	20200868309	9/15/2020	8/1/2020	615000	205-48	205	48	LAS VILLAS	1478	37	14 2N 4E	1980	2,990
173-05-144	ORSCHLON ROBIN K	7209 E MCDONALD DR 38 SCOTTSDALE 85250	33.52299	-111.9244	20210019200	1/6/2021	11/1/2020	590000	205-48	205	48	LAS VILLAS	1661	38	14 2N 4E	1980	1,690
173-05-145	PACE KIMBERLY R/FURSE DAVID H	7209 E MCDONALD DR 39 SCOTTSDALE 85250	33.5229	-111.9241	20220421619	5/15/2022	4/1/2022	611000	205-48	205	48	LAS VILLAS	1690	39	14 2N 4E	1980	1,690
173-05-146	7209 MCDONALD 40 LLC	7209 E MCDONALD DR 40 SCOTTSDALE 85250	33.52301	-111.9241	20220552760	7/5/2022			205-48	205	48	LAS VILLAS	1237	40	14 2N 4E	1980	1,805
173-05-147	MYERS PAUL E III	7209 E MCDONALD DR 41 SCOTTSDALE 85250	33.52311	-111.9241	20190449458	6/16/2019	6/1/2019	714000	205-48	205	48	LAS VILLAS	1533	41	14 2N 4E	1980	2,393
173-05-148	DAYLESS ANGELYN PRITCHARD	7209 E MCDONALD DR 42 SCOTTSDALE 85250	33.5232	-111.9241	20210900878	8/19/2021	7/1/2021	805000	205-48	205	48	LAS VILLAS	1173	42	14 2N 4E	1980	1,915
173-05-149	THOMPSON DAVID I/SHARON M	7209 E MCDONALD DR 43 SCOTTSDALE 85250	33.52331	-111.9241	20131010966	11/21/2013	10/1/2013	41800									

Andaz Scottsdale Resort & Bungalows

Properties within a 1,500 ft Radius of the Perimeter of the Resort
 as of November 10, 2022

Parcel Number	Owner	Property Address	Latitude	Longitude	DEED NUMBER	DEED DATE	SALE DATE	SALE PRICE	BLCK NUM	Book	Page	SUBNAME	LAND SIZE	LOT NUM	STR	CONST YEAR	LIVING SPACE
173-06-001D	CITY OF PHOENIX	251 W. WASHINGTON ST															
173-06-002	7001 PV LLC	7001 E MCDONALD DR PARADISE VALLEY 85253	33.52367	-111.9299	20110328805	4/17/2011							39048	15 2N 4E		1960	1,913
173-06-003	SMITH IAN/HELEN	5901 N QUAIL RUN RD PARADISE VALLEY 85253	33.52302	-111.9299	20220194608	3/2/2022							38230	484 15 2N 4E		1960	3,284
173-06-004	SSE DEVELOPMENT AZ LLC	7014 E PALO VERDE LN PARADISE VALLEY 85253	33.52303	-111.9294	20220435510	5/18/2022	5/1/2022	2900000	81-29	81	29	HIDDEN VILLAGE 11	LOTS 484-491, 501-505	37236	485 15 2N 4E	1960	5,031
173-06-005	DEWANE MARK G/WENDY H	7028 E PALO VERDE LN PARADISE VALLEY 85253	33.52303	-111.9289	19920704115	12/9/1992			81-29	81	29	HIDDEN VILLAGE 11	LOTS 484-491, 501-505	40777	486 15 2N 4E	1979	5,550
173-06-006	JJJ STRATEGIES LLC	7040 E PALO VERDE LN PARADISE VALLEY 85253	33.52302	-111.9284	20210906318	8/22/2021			81-29	81	29	HIDDEN VILLAGE 11	LOTS 484-491, 501-505	41553	487 15 2N 4E	1960	2,370
173-06-007	WHITE J ROBERT JR/CHERYL G	5853 N 70TH PL PARADISE VALLEY 85253	33.52235	-111.9283	20190082323	2/5/2019			81-29	81	29	HIDDEN VILLAGE 11	LOTS 484-491, 501-505	36381	488 15 2N 4E	1959	3,428
173-06-008	TURCOTTE PAUL L/POLK SHANNON	5833 N 70TH PL PARADISE VALLEY 85253	33.5218	-111.9284	20210026035	1/7/2021			81-29	81	29	HIDDEN VILLAGE 11	LOTS 484-491, 501-505	36092	489 15 2N 4E	1959	4,418
173-06-009	KOSTERS WARREN C/DEBORAH L	5821 N 70TH PL PARADISE VALLEY 85253	33.52127	-111.9284	19840425754	9/27/1984			81-29	81	29	HIDDEN VILLAGE 11	LOTS 484-491, 501-505	35044	490 15 2N 4E	1959	2,497
173-06-010	HAYES BENJAMIN	5801 N 70TH PL PARADISE VALLEY 85253	33.52072	-111.9284	20210499435	5/3/2021			81-29	81	29	HIDDEN VILLAGE 11	LOTS 484-491, 501-505	36260	491 15 2N 4E	1959	5,306
173-06-011	JPM TRUST	5812 N 70TH PL PARADISE VALLEY 85253	33.52096	-111.9292	20041029906	8/31/2004			81-29	81	29	HIDDEN VILLAGE 11	LOTS 484-491, 501-505	37262	502 15 2N 4E	1959	2,296
173-06-012	MARDIAN REVOCABLE TRUST	5826 N 70TH PL PARADISE VALLEY 85253	33.52141	-111.9292	20110300520	4/7/2011			81-29	81	29	HIDDEN VILLAGE 11	LOTS 484-491, 501-505	36498	503 15 2N 4E	1959	4,639
173-06-013	JOSHUA FREY 2020 IRREVOCABLE TRUST	5840 N 70TH PL PARADISE VALLEY 85253	33.52188	-111.9292	20201134067	11/18/2020			81-29	81	29	HIDDEN VILLAGE 11	LOTS 484-491, 501-505	35447	504 15 2N 4E	2014	5,954
173-06-014	WALKER CHRISTOPHER S/BRITTANY S	7007 E PALO VERDE LN PARADISE VALLEY 85253	33.52234	-111.9292	20180377024	5/16/2018	5/1/2018	1440600	81-29	81	29	HIDDEN VILLAGE 11	LOTS 484-491, 501-505	33119	505 15 2N 4E	1980	4,826
173-06-015	SLESSMAN WILLIAM D/SARAH I TR	7001 E PALO VERDE LN PARADISE VALLEY 85253	33.5223	-111.9298	20070218208	2/21/2007			81-29	81	29	HIDDEN VILLAGE 11	LOTS 484-491, 501-505	35052	506 15 2N 4E	2009	5,971
173-06-016	COLE ANGELA	5833 N QUAIL RUN RD PARADISE VALLEY 85253	33.52177	-111.9298	20160823695	11/7/2016			81-29	81	29	HIDDEN VILLAGE 11	LOTS 484-491, 501-505	34363	507 15 2N 4E	1960	3,329
173-06-017	WESTHOUSE LAWRENCE E/MARY K	5817 N QUAIL RUN RD PARADISE VALLEY 85253	33.52125	-111.9299	20020905185	9/3/2002			81-29	81	29	HIDDEN VILLAGE 11	LOTS 484-491, 501-505	36860	508 15 2N 4E	1958	2,491
173-06-018	COPP JUSTIN P/ERIN L	5801 N QUAIL RUN RD PARADISE VALLEY 85253	33.52072	-111.9298	20180147612	2/26/2018			81-29	81	29	HIDDEN VILLAGE 11	LOTS 484-491, 501-505	38384	509 15 2N 4E	1960	4,281
173-06-020	LISA A GUIDA TRUST	7159 E MCDONALD DR PARADISE VALLEY 85253	33.52377	-111.927	20200230282	3/16/2020			150-19	150	19	VILLA SERENA AMD		3382	1 15 2N 4E	1971	1,884
173-06-021	G-SPOT LLC	7161 E MCDONALD DR PARADISE VALLEY 85253	33.52379	-111.9269	20200607874	7/7/2020			150-19	150	19	VILLA SERENA AMD		3306	2 15 2N 4E	1971	1,815
173-06-022	GERGES ASHRAF ADEL SAMY TR	7163 E MCDONALD DR PARADISE VALLEY 85253	33.52379	-111.9267	20071118404	10/11/2007			150-19	150	19	VILLA SERENA AMD		3130	3 15 2N 4E	1971	3,335
173-06-023	NATALIE R COHN TRUST	7165 E MCDONALD DR PARADISE VALLEY 85253	33.52385	-111.9266	20200225775	3/15/2020			150-19	150	19	VILLA SERENA AMD		2798	4 15 2N 4E	1971	1,815
173-06-024	SCHRECK RYAN R/SOK CHANPHANA	7167 E MCDONALD DR PARADISE VALLEY 85253	33.52387	-111.9264	20190509697	7/4/2019	6/1/2019	455000	150-19	150	19	VILLA SERENA AMD		2702	5 15 2N 4E	1971	1,878
173-06-025	RUBLE CHRISTOPHER D	7169 E MCDONALD DR PARADISE VALLEY 85253	33.52382	-111.9263	20170415388	6/6/2017	6/1/2017	465000	150-19	150	19	VILLA SERENA AMD		2679	6 15 2N 4E	1971	1,815
173-06-026	FOWLER BEVERLY J	7137 E MCDONALD DR PARADISE VALLEY 85253	33.52366	-111.9263	20150584855	8/11/2015	8/1/2015	300000	150-19	150	19	VILLA SERENA AMD		3098	7 15 2N 4E	1971	1,815
173-06-027	RUBIN MICHAEL	7135 E MCDONALD DR PARADISE VALLEY 85253	33.52362	-111.9265	20211139628	10/21/2021	10/1/2021	620000	150-19	150	19	VILLA SERENA AMD		3115	8 15 2N 4E	1971	1,815
173-06-028	ABEL CAROL ANN	7133 E MCDONALD DR PARADISE VALLEY 85253	33.52352	-111.9265	1999053274	4/13/1999	2/1/1999	179500	150-19	150	19	VILLA SERENA AMD		3294	9 15 2N 4E	1971	1,815
173-06-029	ANDREW DONALD MAGEE AND SUSAN LEE MAGEE TRUST	7131 E MCDONALD DR PARADISE VALLEY 85253	33.5234	-111.9265	20220595151	7/24/2022	5/1/2022	750000	150-19	150	19	VILLA SERENA AMD		3293	10 15 2N 4E	1971	1,878
173-06-030	LUCIANO MARY ANN	7129 E MCDONALD DR PARADISE VALLEY 85253	33.5233	-111.9265	20111033728	12/14/2011	12/1/2011	210000	150-19	150	19	VILLA SERENA AMD		3043	11 15 2N 4E	1971	1,878
173-06-031	PRATT NANCY M	7127 E MCDONALD DR PARADISE VALLEY 85253	33.52327	-111.9263	20190116376	2/19/2019	2/1/2019	460000	150-19	150	19	VILLA SERENA AMD		3372	12 15 2N 4E	1971	1,878
173-06-032	SUSAN L BAUM REVOCABLE TRUST	7125 E MCDONALD DR PARADISE VALLEY 85253	33.52307	-111.9263	20220509681	6/16/2022			150-19	150	19	VILLA SERENA AMD		2986	13 15 2N 4E	1971	1,878
173-06-033	WOLFF MICHELE/RODNEY A	7123 E MCDONALD DR PARADISE VALLEY 85253	33.52304	-111.9265	20190474440	6/23/2019			150-19	150	19	VILLA SERENA AMD		3199	14 15 2N 4E	1971	1,815
173-06-034	BUCKINGHAM RODNEY ERVIN/MARILYN MARGARET	7121 E MCDONALD DR PARADISE VALLEY 85253	33.52294	-111.9265	20110284076	4/3/2011	4/1/2011	205000	150-19	150	19	VILLA SERENA AMD		3286	15 15 2N 4E	1971	1,815
173-06-035	LOSS LISA M	7119 E MCDONALD DR PARADISE VALLEY 85253	33.52282	-111.9265	20070576412	5/16/2007			150-19	150	19	VILLA SERENA AMD		3296	16 15 2N 4E	1971	2,109
173-06-036	STERNBERG FAMILY TRUST	7117 E MCDONALD DR PARADISE VALLEY 85253	33.52272	-111.9265	20150253628	4/13/2015			150-19	150	19	VILLA SERENA AMD		3197	17 15 2N 4E	1971	2,582
173-06-037	LAURA R PIERCE TRUST	7115 E MCDONALD DR PARADISE VALLEY 85253	33.52268	-111.9263	20201123202	11/16/2020			150-19	150	19	VILLA SERENA AMD		3103	18 15 2N 4E	1971	1,878
173-06-038	TROSHYNSKI JONATHAN/DOUMAS EDDY	7113 E MCDONALD DR PARADISE VALLEY 85253	33.52252	-111.9263	20220667075	8/24/2022	8/1/2022	700000	150-19	150	19	VILLA SERENA AMD		2626	19 15 2N 4E	1971	1,830
173-06-039	SIEGEL FAMILY TRUST	7111 E MCDONALD DR PARADISE VALLEY 85253	33.52247	-111.9265	20170591020	8/10/2017			150-19	150	19	VILLA SERENA AMD		2738	20 15 2N 4E	1971	1,878
173-06-040	GABRIEL NICHOLAS/CAROL	7109 E MCDONALD DR PARADISE VALLEY 85253	33.52247	-111.9266	20040443297	4/25/2004	4/1/2004	209500	150-19	150	19	VILLA SERENA AMD		2979	21 15 2N 4E	1971	1,878
173-06-041	MEGERDICHIAN V ROSETTE	7107 E MCDONALD DR PARADISE VALLEY 85253	33.52252	-111.9268	20220325941	4/12/2022			150-19	150	19	VILLA SERENA AMD		3356	22 15 2N 4E	1971	1,827
173-06-042	TAJ D SABET REVOCABLE TRUST	7105 E MCDONALD DR PARADISE VALLEY 85253	33.52262	-111.9268	20210731799	7/1/2021			150-19	150	19	VILLA SERENA AMD		3495	23 15 2N 4E	1971	2,105
173-06-043	TIMOTHY BRIAN JOSEPH	7103 E MCDONALD DR PARADISE VALLEY 85253	33.52262	-111.927	20180218159	3/22/2018	3/1/2018	573530	150-19	150	19	VILLA SERENA AMD		3516	24 15 2N 4E	1971	2,582
173-06-044	SHINER MORTON/SONIA TR	7101 E MCDONALD DR PARADISE VALLEY 85253	33.52252	-111.927	19950142448	3/15/1995			150-19	150	19	VILLA SERENA AMD		3049	25 15 2N 4E	1971	1,878
173-06-045	BANSER FAMILY TRUST	7089 E MCDONALD DR PARADISE VALLEY 85253	33.52251	-111.9272	20170277283	4/17/2017	4/1/2017	372000	150-19	150	19	VILLA SERENA AMD		3023	26 15 2N 4E	1971	1,833
173-06-046	HORAK CURRY E/MONICA R	7087 E MCDONALD DR PARADISE VALLEY 85253	33.5226	-111.9273	20130635506	7/11/2013			150-19	150	19	VILLA SERENA AMD		3508	27 15 2N 4E	1971	2,582
173-06-047	VALERIE A SCHWARTZ REVOCABLE LIVING TRUST	7085 E MCDONALD DR PARADISE VALLEY 85253	33.52261	-111.9274	20150748045	10/18/2015			150-19	150	19	VILLA SERENA AMD		3503	28 15 2N 4E	1971	1,884
173-06-048	DOUMAS EDDY/TROSHYNSKI JONATHAN	7083 E MCDONALD DR PARADISE VALLEY 85253	33.52251	-111.9275	20210064506	1/19/2021			150-19	150	19	VILLA SERENA AMD		3271	29 15 2N 4E	1971	1,878
173-06-049	KOSTERS JOHN HILTON/GINA L	7081 E MCDONALD DR PARADISE VALLEY 85253	33.52247	-111.9276	20210595230	5/27/2021	5/1/2021	654750	150-19	150	19	VILLA SERENA AMD		2928	30 15 2N 4E	1971	2,039
173-06-050	HICKS THOMAS H/SANDRA T TR	7079 E MCDONALD DR PARADISE VALLEY 85253	33.52245	-111.9278	20020863440	8/22/2002			150-19	150	19	VILLA SERENA AMD		2795	31 15 2N 4E	1971	1,808
173-06-051	PETERSON HOLLY T	7077 E MCDONALD DR PARADISE VALLEY 85253	33.5225	-111.9279	20160107745	2/21/2016	2/1/2016	427000	150-19	150	19	VILLA SERENA AMD		2735	32 15 2N 4E	1971	1,815
173-06-052	MILLER CAROLE D	7075 E MCDONALD DR PARADISE VALLEY 85253	33.52266	-111.9279	20120642623	7/19/2012			150-19	150	19	VILLA SERENA AMD		3142	33 15 2N 4E	1971	1,808
173-06-053	HAMILTON ROBERT B/SNYDER KAREN J	7073 E MCDONALD DR PARADISE VALLEY 85253	33.5227	-111.9278	20220728174	9/21/2022			150-19	150	19	VILLA SERENA AMD		3262	34 15 2N 4E	1971	2,582
173-06-054	RELKIN GINA L TR	7071 E MCDONALD DR PARADISE VALLEY 85253	33.5228	-111.9277	20080314260	4/8/2008			150-19	150	19	VILLA SERENA AMD		3299	35 15 2N 4E	1971	1,884
173-06-055	KENNETH L WALLER FAMILY LIVING TRUST	7069 E MCDONALD DR PARADISE VALLEY 85253	33.52291	-111.9277	20200458103	5/27/2020			150-19	150	19	VILLA SERENA AMD		3335	36 15 2N 4E	1971	1,884
173-06-056	SHAW TYLER A/SIEFERT KELLEY	7067 E MCDONALD DR PARADISE VALLEY 85253	33.52301	-111.9278	20131036958	12/4/2013	12/1/2013	433250	150-19	150	19	VILLA SERENA AMD		3176	37 15 2N 4E	1971	2,582
173-06-057	SCOKINSKI BONNIE J/THOMAS M TR	7065 E MCDONALD DR PARADISE VALLEY 85253	33.52305	-111.9279	20090303353	4/5/2009			150-19	150	19	VILLA SERENA AMD		3115	38 15 2N 4E	1971	1,808
173-06-058	HEXTON PAMELA	7063 E MCDONAL															

Andaz Scottsdale Resort & Bungalows
Properties within a 1,500 ft Radius of the Perimeter of the Resort
as of November 10, 2022

Parcel Number	Owner	Property Address	Latitude	Longitude	DEED NUMBER	DEED DATE	SALE DATE	SALE PRICE	BLCK NUM	Book	Page	SUBNAME	LAND SIZE	LOT NUM	STR	CONST YEAR	LIVING SPACE
173-06-081	CITY OF PHOENIX	251 W. WASHINGTON ST															
173-06-082	WILCOX CHARLES E III/TURNER-WILCOX ANGELIE S	5852 N SCOTTSDALE RD	33.52167	-111.9263	20130364187	4/21/2013	4/1/2013	260000	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	4603	1	15 2N 4E	1972	1,184
173-06-083	KUHLER LEONA S TR	5850 N SCOTTSDALE RD	33.52179	-111.9263	19980015861	1/8/1998			136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	4752	2	15 2N 4E	1972	1,184
173-06-084	SOUTH MARSHA ANNETTE	5848 N SCOTTSDALE RD	33.52191	-111.9263	20210754449	7/11/2021			136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	4642	3	15 2N 4E	1972	1,184
173-06-084	BALDWIN CHRISTOPHER	5846 N SCOTTSDALE RD	33.52201	-111.9263	20220092515	1/30/2022	1/1/2022	510000	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	3536	4	15 2N 4E	1972	1,184
173-06-085	PADILLA DANIEL M/RUIZ EDY E	5844 N SCOTTSDALE RD	33.5221	-111.9263	20030450291	4/9/2003	2/1/2003	168500	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	3534	5	15 2N 4E	1972	1,184
173-06-086	WALMSLEY KIMBERLY	5842 N SCOTTSDALE RD	33.52223	-111.9263	20180568136	7/26/2018	6/1/2018	360000	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	6974	6	15 2N 4E	1972	1,184
173-06-087	TALK REAL ESTATE LLC	5840 N SCOTTSDALE RD	33.52216	-111.9267	20210600613	5/27/2021	4/1/2021	475000	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	5366	7	15 2N 4E	1972	1,440
173-06-088	GULLICKSON DENISE	5836 N SCOTTSDALE RD	33.52216	-111.9268	20130773753	8/25/2013	7/1/2013	339000	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	3538	8	15 2N 4E	1972	1,440
173-06-089	SUSAN SUKALA MOSHARRAFA LIVING TRUST	5832 N SCOTTSDALE RD	33.52216	-111.9269	20190862593	10/27/2019			136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	3531	9	15 2N 4E	1972	2,179
173-06-090	BIG JAKE TRUST	5828 N SCOTTSDALE RD	33.52215	-111.927	20180145892	2/26/2018			136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	3537	10	15 2N 4E	1972	1,922
173-06-091	BARNETT DANIEL C/IOANNE	5824 N SCOTTSDALE RD	33.52215	-111.9271	20150061637	1/29/2015	1/1/2015	375000	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	3537	11	15 2N 4E	1972	1,440
173-06-092	IMPROVEMENT BY DESIGN LLC	5820 N SCOTTSDALE RD	33.52215	-111.9272	20220630336	8/8/2022	8/1/2022	540700	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	4809	12	15 2N 4E	1972	1,440
173-06-093	GRAY ROBERT A	5816 N SCOTTSDALE RD	33.52215	-111.9274	20110320102	4/13/2011			136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	4809	13	15 2N 4E	1972	1,440
173-06-094	ELLINGTON FAMILY TRUST/COWARD FAMILY TRUST	5812 N SCOTTSDALE RD	33.52215	-111.9275	20160723793	10/2/2016			136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	3537	14	15 2N 4E	1972	1,440
173-06-095	SASS WARREN W/PAULINE TR	5808 N SCOTTSDALE RD	33.52214	-111.9276	19980915026	10/13/1998			136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	3537	15	15 2N 4E	1972	1,922
173-06-096	CHLADEK RONALD	5806 N SCOTTSDALE RD	33.52214	-111.9277	20160656501	9/8/2016			136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	3538	16	15 2N 4E	1972	1,922
173-06-097	MERVIN W BOYCHUK LIVING TRUST	5804 N SCOTTSDALE RD	33.52214	-111.9278	20200225489	3/15/2020	3/1/2020	525000	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	3533	17	15 2N 4E	1972	1,440
173-06-098	NESSLY SUSAN ALMA	5802 N SCOTTSDALE RD	33.52214	-111.928	20050109132	1/26/2005	12/1/2004	345000	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	7073	18	15 2N 4E	1972	1,440
173-06-099	HERBERT THORWALD JR/MOLLY JANE	5788 N SCOTTSDALE RD	33.52185	-111.9279	20130128160	2/7/2013			136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	4863	19	15 2N 4E	1972	1,184
173-06-100	PARADISE VALLEY 5786 LLC	5786 N SCOTTSDALE RD	33.52175	-111.9279	20110704514	8/23/2011	8/1/2011	191000	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	3536	20	15 2N 4E	1972	1,184
173-06-101	JARVIS MICHAEL A/CAROLYN K TR	5784 N SCOTTSDALE RD	33.52166	-111.9279	19960895177	12/25/1996			136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	3536	21	15 2N 4E	1972	1,184
173-06-102	MANSFIELD EDWARD T/MARGARET P	5780 N SCOTTSDALE RD	33.52156	-111.9279	19990286958	3/25/1999	3/1/1999	165000	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	4807	22	15 2N 4E	1972	1,184
173-06-103	CROSS ALEC/LAURA	5776 N SCOTTSDALE RD	33.52144	-111.9279	20210656043	6/14/2021			136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	4807	23	15 2N 4E	1972	1,184
173-06-104	JUDY MARIE MCNAMARA REVOCABLE TRUST	5772 N SCOTTSDALE RD	33.52132	-111.9279	20150720166	10/5/2015			136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	4807	24	15 2N 4E	1972	1,184
173-06-105	MURRAY JOHN/REGINA	5768 N SCOTTSDALE RD	33.5212	-111.9279	20000015767	1/6/2000	1/1/2000	190000	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	4807	25	15 2N 4E	1972	1,184
173-06-106	SEXTON FAMILY DECLARATION OF TRUST	5766 N SCOTTSDALE RD	33.52109	-111.9279	20190492624	6/27/2019	6/1/2019	382500	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	3537	26	15 2N 4E	2011	1,184
173-06-107	TERESA J NELSON LIVING TRUST	5764 N SCOTTSDALE RD	33.52101	-111.9279	20160579811	8/14/2016			136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	3537	27	15 2N 4E	1972	1,184
173-06-108	LOFTHOUSE JENIFER	5762 N SCOTTSDALE RD	33.5209	-111.9279	20220697840	9/7/2022	9/1/2022	595000	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	5118	28	15 2N 4E	1972	1,184
173-06-126	COLE DAVID/AMY	5710 N SCOTTSDALE RD	33.52112	-111.9263	20210328597	3/23/2021	2/1/2021	459900	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	3529	46	15 2N 4E	1972	1,184
173-06-127	RONALD L BREKKE REVOCABLE TRUST	5706 N SCOTTSDALE RD	33.52121	-111.9263	20140424997	6/26/2014			136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	3536	47	15 2N 4E	1972	1,184
173-06-128	KALISH MARIA A/GOLDMAN MARIA E	5702 N SCOTTSDALE RD	33.52131	-111.9263	20070718469	6/21/2007			136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	4614	48	15 2N 4E	1972	1,184
173-06-129	EDWARDS DONALD M III/KRISTIN M	5838 N SCOTTSDALE RD	33.52178	-111.9267	20220616072	8/1/2022	7/1/2022	725000	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	4772	49	15 2N 4E	1972	1,184
173-06-130	ED LANDEEN LIVING TRUST	5834 N SCOTTSDALE RD	33.52178	-111.9268	20100002660	1/3/2010			136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	3216	50	15 2N 4E	1972	1,184
173-06-131	MARIA I CERVANTES REVOCABLE TRUST	5830 N SCOTTSDALE RD	33.52178	-111.9269	20202093610	1/30/2022			136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	3215	51	15 2N 4E	1972	1,922
173-06-132	KORGES AARON E/KRISTINE M	5826 N SCOTTSDALE RD	33.52178	-111.9271	20180001667	1/1/2018			136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	4220	52	15 2N 4E	1972	1,922
173-06-133	MCMAHON MICHAEL J/KATHERINE K	5822 N SCOTTSDALE RD	33.52178	-111.9272	20200631424	7/14/2020	5/1/2020	548000	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	4221	53	15 2N 4E	1972	1,922
173-06-134	WEEB CHARLES P	5818 N SCOTTSDALE RD	33.52178	-111.9273	20170457865	6/21/2017	6/1/2017	395000	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	3152	54	15 2N 4E	1972	1,922
173-06-135	5814 PARTNERS LLC	5814 N SCOTTSDALE RD	33.52177	-111.9274	20160010979	1/6/2016			136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	3266	55	15 2N 4E	1972	1,184
173-06-136	DAVID P MCCORKLE AND ANN B MCCORKLE LIV TRUST	5810 N SCOTTSDALE RD	33.52177	-111.9275	20170097104	2/7/2017			136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	4494	56	15 2N 4E	1972	1,184
173-06-137	2003 FLAHERTY FAMILY TRUST/FLAHERTY TRACY O	5782 N SCOTTSDALE RD	33.52157	-111.9275	20220241726	3/16/2022			136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	4864	57	15 2N 4E	1972	1,184
173-06-138	OHALLORAN MICHAEL/KELLEY	5778 N SCOTTSDALE RD	33.52146	-111.9275	20130313848	4/7/2013	3/1/2013	237500	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	3231	58	15 2N 4E	1972	1,184
173-06-139	KANZ GARY ALLEN/MELODY LYNN	5774 N SCOTTSDALE RD	33.52137	-111.9275	20210455733	4/22/2021	3/1/2021	635000	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	3307	59	15 2N 4E	1972	1,922
173-06-140	K KIRK REVOCABLE TRUST	5770 N SCOTTSDALE RD	33.52126	-111.9275	20201081927	11/5/2020	11/1/2020	495000	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	4724	60	15 2N 4E	1972	1,922
173-06-141	SNEDEN DAVID J/KRISTIN L	5752 N SCOTTSDALE RD	33.521	-111.9276	20202126931	12/22/2020	11/1/2020	450000	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	4465	61	15 2N 4E	1972	1,184
173-06-142	PAYNE F ROBERT/DOROTHY R TR	5748 N SCOTTSDALE RD	33.521	-111.9274	20031502879	10/28/2003			136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	3245	62	15 2N 4E	1972	1,184
173-06-143	COLE DAVID ROBERT/AMY MARLENE	5744 N SCOTTSDALE RD	33.521	-111.9273	20210162570	2/11/2021	1/1/2021	625000	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	325	63	15 2N 4E	1972	1,922
173-06-144	SYKES JESSICA L	5740 N SCOTTSDALE RD	33.521	-111.9272	20180515998	7/8/2018	7/1/2018	470000	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	326	64	15 2N 4E	1972	1,922
173-06-145	STEFANSIC ROBERT J/BETH A/JAMES A	5736 N SCOTTSDALE RD	33.521	-111.9271	20160809018	11/1/2016	11/1/2016	323000	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	327	65	15 2N 4E	1972	1,184
173-06-146	JOANNE C SIMONS FAMILY TRUST	5732 N SCOTTSDALE RD	33.52101	-111.927	20190186871	3/17/2019	3/1/2019	380000	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	4318	66	15 2N 4E	1972	1,184
173-06-147	JEON JUNG BAE	5716 N SCOTTSDALE RD	33.52095	-111.9268	20190129189	2/25/2019	2/1/2019	485000	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	4703	67	15 2N 4E	1972	1,922
173-06-148	KRSTEC AMANDA J/SCHLABR RORY	5712 N SCOTTSDALE RD	33.52106	-111.9268	20210694622	6/23/2021	6/1/2021	599900	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	3085	68	15 2N 4E	1972	1,922
173-06-149	ESHRATI GLORIA	5708 N SCOTTSDALE RD	33.52115	-111.9268	20210599615	5/27/2021	5/1/2021	465000	136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	313	69	15 2N 4E	1972	1,184
173-06-150	LAMB JOHN/DARCI	5704 N SCOTTSDALE RD	33.52125	-111.9268	20210385939	4/5/2021			136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	458	70	15 2N 4E	1972	1,184
173-06-152A	VILLA DEL ORO ASSOC	5860 N SCOTTSDALE RD	33.52141	-111.927	10053-1176	2/27/1975			136-43	136	43	VILLA DEL ORO LOT 1-70 TRACT A & B	102216		15 2N 4E		
173-07-001	SCOTTSDALE UNIFIED SCHOOL DISTRICT #48	6911 E McDONALD DR	33.52307	-111.9324	NOD-18677	12/24/1993							413820	15	2N 4E	1973	
173-07-002	VALLEY UNITED PRESBYTERIAN CH	6947 E McDONALD DR	33.52243	-111.9308	05687-0061	12/24/1958							40075	15	2N 4E	1973	
173-07-003	VALLEY UNITED PRESBYTERIAN CH																

Andaz Scottsdale Resort & Bungalows

Properties within a 1,500 ft Radius of the Perimeter of the Resort
as of November 10, 2022

Parcel Number	Owner	Property Address	Latitude	Longitude	DEED NUMBER	DEED DATE	SALE DATE	SALE PRICE	BLCK NUM	Book	Page	SUBNAME	LAND SIZE	LOT NUM	STR	CONST YEAR	LIVING SPACE
	CITY OF PHOENIX	251 W. WASHINGTON ST															
174-15-068B	JENSON NORMAN CARLTON JR	7308 E BERRIDGE LN SCOTTSDALE 85250	33.52581	-111.9233	20140251947	4/17/2014	4/1/2014	220000	158-30	158	30	BRIARWOOD REAMENDED	5508	38	11 2N 4E	1973	2,069
174-15-069B	CARLSON DAVID/KAREN	7302 E BERRIDGE LN SCOTTSDALE 85250	33.52582	-111.9236	20210537884	5/12/2021			158-30	158	30	BRIARWOOD REAMENDED	9417	39	11 2N 4E	1973	2,069
174-15-070B	APPELL FELICE R TR	6050 N 73RD ST SCOTTSDALE 85250	33.52563	-111.9236	20080054290	1/21/2008			158-30	158	30	BRIARWOOD REAMENDED	5987	40	11 2N 4E	1973	2,069
174-15-071B	GRANT WENDY MARIE	6044 N 73RD ST SCOTTSDALE 85250	33.52546	-111.9236	20201110577	11/12/2020			158-30	158	30	BRIARWOOD REAMENDED	5748	41	11 2N 4E	1973	2,019
174-15-072B	ROCHELLE WAX TRUST 2000 (LEASE)	6038 N 73RD ST SCOTTSDALE 85250	33.52529	-111.9236	20160726421	10/3/2016			158-30	158	30	BRIARWOOD REAMENDED	5752	42	11 2N 4E	1973	2,069
174-15-073B	LAMBRAKIS SUSAN	6032 N 73RD ST SCOTTSDALE 85250	33.52513	-111.9236	20131025883	12/1/2013	12/1/2013	212000	158-30	158	30	BRIARWOOD REAMENDED	5489	43	11 2N 4E	1973	1,518
174-15-074B	COLLIGNON BRIAN DAVID/JOAN L	7301 E SOLICITO LN SCOTTSDALE 85250	33.52497	-111.9236	20210211120	2/24/2021			158-30	158	30	BRIARWOOD REAMENDED	7235	44	11 2N 4E	1973	2,283
174-15-075B	DUNMIRE TERRANCE	7307 E SOLICITO LN SCOTTSDALE 85250	33.52495	-111.9233	20210381361	4/5/2021			158-30	158	30	BRIARWOOD REAMENDED	7240	45	11 2N 4E		
174-15-076B	DUNMIRE TERRANCE	7311 E SOLICITO LN SCOTTSDALE 85250	33.52494	-111.9232	20210381361	4/5/2021			158-30	158	30	BRIARWOOD REAMENDED	3467	46	11 2N 4E	1974	2,696
174-15-079B	GARI LISA	7320 E ROVEY AVE SCOTTSDALE 85250	33.52474	-111.9231	20210178869	2/16/2021	2/1/2021	425000	158-30	158	30	BRIARWOOD REAMENDED	4926	49	11 2N 4E	1973	1,913
174-15-080B	BOOTH PATRICK L/CAROL A	7314 E ROVEY AVE SCOTTSDALE 85250	33.52476	-111.9233	20051696676	11/7/2005	10/1/2005	339000	158-30	158	30	BRIARWOOD REAMENDED	4140	50	11 2N 4E	1973	2,161
174-15-081B	LONG LISA R	7308 E ROVEY AVE SCOTTSDALE 85250	33.52477	-111.9236	20180877527	11/28/2018	10/1/2018	313000	158-30	158	30	BRIARWOOD REAMENDED	7547	51	11 2N 4E	1973	2,069
174-15-082B	MFB TRUST	7302 E ROVEY AVE SCOTTSDALE 85250	33.5246	-111.9236	20210829894	7/29/2021	7/1/2021	650000	158-30	158	30	BRIARWOOD REAMENDED	5858	52	11 2N 4E	1973	2,007
174-15-083B	RIGHT CARE RIGHT NOW STAFFING LLC	7309 E ROVEY AVE SCOTTSDALE 85250	33.5244	-111.9236	20220420110	5/12/2022	5/1/2022	875000	158-30	158	30	BRIARWOOD REAMENDED	8866	53	11 2N 4E	1973	3,249
174-15-084B	JOHN & CHERI NANSEN TRUST	7315 E ROVEY AVE SCOTTSDALE 85250	33.52437	-111.9233	20220410487	5/10/2022			158-30	158	30	BRIARWOOD REAMENDED	5316	54	11 2N 4E	1974	2,069
174-15-085B	WALSH JOSEPH A/BERYL A TR	7321 E ROVEY AVE SCOTTSDALE 85250	33.52441	-111.9231	20040073995	1/25/2004			158-30	158	30	BRIARWOOD REAMENDED	5956	55	11 2N 4E	1973	2,069
174-15-100	FITZGERALD CATHEEN	7319 E VALLEY VISTA DR SCOTTSDALE 85250	33.52605	-111.9231	20201155200	11/23/2020	10/1/2020	609000	172-17	172	17	BRIARWOOD 2	5917	61	11 2N 4E	1976	2,447
174-15-101	TRUST AGREEMENT OF SANDRA L BROWN	7313 E VALLEY VISTA DR SCOTTSDALE 85250	33.52605	-111.9233	20180689985	9/12/2018			172-17	172	17	BRIARWOOD 2	6011	62	11 2N 4E	1976	2,307
174-15-102	WIENS CHRIS/BELINDA	7307 E VALLEY VISTA DR SCOTTSDALE 85250	33.52605	-111.9236	19960651098	9/12/1996	8/1/1996	146000	172-17	172	17	BRIARWOOD 2	9083	63	11 2N 4E	1976	2,326
174-15-103	OCONNOR FAMILY TRUST	7302 E VALLEY VISTA DR SCOTTSDALE 85250	33.52624	-111.9236	20190513315	7/7/2019			172-17	172	17	BRIARWOOD 2	6505	64	11 2N 4E	1974	2,446
174-15-104	SANDRA K SCHRECK REVOCABLE TRUST	7308 E VALLEY VISTA DR SCOTTSDALE 85250	33.52643	-111.9236	20200386519	5/5/2020			172-17	172	17	BRIARWOOD 2	7508	65	11 2N 4E	1974	2,515
174-15-105	BUAN ANDREW/CASTRO JACQUELINE	7314 E VALLEY VISTA DR SCOTTSDALE 85250	33.52652	-111.9233	20220078614	1/25/2022	1/1/2022	815000	172-17	172	17	BRIARWOOD 2	7105	66	11 2N 4E	1974	3,033
174-15-106	ARNOLD JOHN VAN DER MOLEN REVOCABLE TRUST	7320 E VALLEY VISTA DR SCOTTSDALE 85250	33.52638	-111.9231	20210045898	1/13/2021			172-17	172	17	BRIARWOOD 2	6299	67	11 2N 4E	1974	2,336
174-15-109	BOLE JAMES R JR/SUZANNE M TR LEASE	7319 E KEIM DR SCOTTSDALE 85250	33.52663	-111.9231	20021328759	12/10/2002			172-17	172	17	BRIARWOOD 2	6122	70	11 2N 4E	1976	2,276
174-15-110	JOZEKOWICZ JACEK/THERESA	7307 E KEIM DR SCOTTSDALE 85250	33.52663	-111.9235	20211302469	12/7/2021	11/1/2021	755000	172-17	172	17	BRIARWOOD 2	7970	71	11 2N 4E	1976	2,619
174-15-111	BERNARD FAMILY REVOCABLE TRUST (LEASE)	7302 E KEIM DR SCOTTSDALE 85250	33.52681	-111.9236	20160749717	10/11/2016			172-17	172	17	BRIARWOOD 2	6683	72	11 2N 4E	1976	2,790
174-15-112	CITARELLO JOE L	7308 E KEIM DR SCOTTSDALE 85250	33.52699	-111.9236	20090573178	6/22/2009	5/1/2009	175000	172-17	172	17	BRIARWOOD 2	7392	73	11 2N 4E	1976	2,240
174-15-113	NATIONSTAR MORTGAGE LLC	7313 E ROSE LN SCOTTSDALE 85250	33.52706	-111.9233	20220709368	9/13/2022			172-17	172	17	BRIARWOOD 2	6541	74	11 2N 4E	1976	2,441
174-15-114	SHELLY R GORDON TRUST	7320 E KEIM DR SCOTTSDALE 85250	33.52696	-111.9231	20220647472	8/15/2022			172-17	172	17	BRIARWOOD 2	6274	75	11 2N 4E	1977	2,454
174-15-123	WHITLOW KATHERINE S LEASE	7319 E ROSE LN SCOTTSDALE 85250	33.52721	-111.923	20200641209	6/23/2002	6/1/2002	248500	172-17	172	17	BRIARWOOD 2	5558	84	11 2N 4E	1977	2,418
174-15-124	ANDERSON THEODORE LEE	7307 E ROSE LN SCOTTSDALE 85250	33.52718	-111.9236	20220077504	1/25/2022	1/1/2022	800000	172-17	172	17	BRIARWOOD 2	7043	85	11 2N 4E	1975	2,630
174-15-125	WERNER HENRY H/SARA M	7302 E ROSE LN SCOTTSDALE 85250	33.52738	-111.9236	20170136236	2/23/2017	2/1/2017	380000	172-17	172	17	BRIARWOOD 2	7385	86	11 2N 4E	1976	2,342
174-15-126	LINDA L HICKS TRUST	7308 E ROSE LN SCOTTSDALE 85250	33.52758	-111.9235	20211280596	12/1/2021			172-17	172	17	BRIARWOOD 2	11076	87	11 2N 4E	1975	2,835
174-15-127	BERENTSEN LIVING TRUST	7314 E ROSE LN SCOTTSDALE 85250	33.52755	-111.9232	20200400796	5/10/2020			172-17	172	17	BRIARWOOD 2	6890	88	11 2N 4E	1976	2,234
174-15-128	LINDSEY YANCY B/STACEY G	7320 E ROSE LN SCOTTSDALE 85250	33.52755	-111.9229	20201279251	12/27/2020	11/1/2020	405000	172-17	172	17	BRIARWOOD 2	6865	89	11 2N 4E	1976	2,240
174-15-145	W J SMALL GRANDCHILDRENS TRUST/ETAL		33.52675	-111.9227	15706-0555	12/15/1981	12/1/1981		172-17	172	17	BRIARWOOD 2	64724		11 2N 4E		
174-15-149	W J SMALL GRANDCHILDRENS TRUST/ETAL		33.52669	-111.9232	15706-0555	12/15/1981	12/1/1981		172-17	172	17	BRIARWOOD 2	414		11 2N 4E		
174-15-150	W J SMALL GRANDCHILDRENS TRUST/ETAL		33.5269	-111.9232	15706-0555	12/15/1981	12/1/1981		172-17	172	17	BRIARWOOD 2	450		11 2N 4E		
174-15-153	W J SMALL GRANDCHILDRENS TRUST/ETAL		33.52628	-111.9233	15706-0555	12/15/1981	12/1/1981		172-17	172	17	BRIARWOOD 2	78		11 2N 4E		
174-15-154	W J SMALL GRANDCHILDRENS TRUST/ETAL		33.52679	-111.9233	15706-0555	12/15/1981	12/1/1981		172-17	172	17	BRIARWOOD 2	78		11 2N 4E		
174-15-155	W J SMALL GRANDCHILDRENS TRUST/ETAL		33.5273	-111.9233	15706-0555	12/15/1981	12/1/1981		172-17	172	17	BRIARWOOD 2	78		11 2N 4E		
174-15-156	ANDREW B GRESS AND WENDY J GREES TRUST	6314 N 73RD ST SCOTTSDALE 85250	33.52922	-111.9239	20180863497	11/20/2018	8/1/2018	324500	187-20	187	20	BRIARWOOD 3	7410	106	11 2N 4E	1978	2,825
174-15-157	FIREBALL LIVING TRUST	6308 N 73RD ST SCOTTSDALE 85250	33.52902	-111.9239	20201278610	12/27/2020			187-20	187	20	BRIARWOOD 3	7399	107	11 2N 4E	1978	2,242
174-15-158	WINN KURT/PATRICIA	6302 N 73RD ST SCOTTSDALE 85250	33.52883	-111.9239	20210571998	5/23/2021			187-20	187	20	BRIARWOOD 3	7432	108	11 2N 4E	1978	2,242
174-15-159	WEISSBLUTH JOY	6264 N 73RD ST SCOTTSDALE 85250	33.52863	-111.9239	20041404674	11/29/2004	11/1/2004	315000	187-20	187	20	BRIARWOOD 3	7410	109	11 2N 4E	1978	2,128
174-15-160	BRANCO TRUST	6258 N 73RD ST SCOTTSDALE 85250	33.52843	-111.9239	20220045842	1/13/2022			187-20	187	20	BRIARWOOD 3	7393	110	11 2N 4E	1978	2,475
174-15-161	CRAMER SALLY	6252 N 73RD ST SCOTTSDALE 85250	33.52823	-111.9239	20201174127	11/29/2020	11/1/2020	620000	187-20	187	20	BRIARWOOD 3	7415	111	11 2N 4E	1978	2,630
174-15-162	MAI JOHN	7301 E CLAREMONT ST SCOTTSDALE 85250	33.52785	-111.924	20160287238	4/27/2016	1/1/2016	375400	187-20	187	20	BRIARWOOD 3	7405	112	11 2N 4E	1978	2,242
174-15-163	MILLER SCOTT E/PHYLLIS P (LEASE)	7307 E CLAREMONT ST SCOTTSDALE 85250	33.52784	-111.9237	20120399367	5/9/2012	5/1/2012	205000	187-20	187	20	BRIARWOOD 3	7392	113	11 2N 4E	1978	2,242
174-15-164	CHAD AND MEHRI VANMOORLEHEM FAMILY REVOCABLE LIVIN	7313 E CLAREMONT ST SCOTTSDALE 85250	33.52784	-111.9235	20220369910	4/26/2022			187-20	187	20	BRIARWOOD 3	7409	114	11 2N 4E	1978	1,913
174-15-165	CRAWLEY KEVIN/CYNTHIA M	7319 E CLAREMONT ST SCOTTSDALE 85250	33.52784	-111.9233	20000324217	4/27/2000	3/1/2000	244000	187-20	187	20	BRIARWOOD 3	7408	115	11 2N 4E	1978	2,474
174-15-166	LOW JODETTE B	7325 E CLAREMONT ST SCOTTSDALE 85250	33.52783	-111.923	20160632135	8/30/2016			187-20	187	20	BRIARWOOD 3	7411	116	11 2N 4E	1978	2,630
174-15-182	CHAPMAN CAROL A TR	7325 E CITRUS SCOTTSDALE 85250	33.52917	-111.923	20031189907	8/26/2003			187-20	187	20	BRIARWOOD 3	7435	132	11 2N 4E	1978	2,474
174-15-183	ENTZMINGER KELLY M	7319 E CITRUS SCOTTSDALE 85250	33.52918	-111.9232	20210201423	2/22/2021	1/1/2021	703000	187-20	187	20	BRIARWOOD 3	7429	133	11 2N 4E	1978	2,459
174-15-184	FASSERO JEFFREY/CATHY E	7313 E CITRUS SCOTTSDALE 85250	33.52918	-111.9235	20210011629	1/5/2021			187-20	187	20	BRIARWOOD 3	7409	134	11 2N 4E	1978	2,474
174-15-185	SCOTT THOMAS E/JUNE L (LEASE)	7314 E MARLETTE AVE SCOTTSDALE 85250	33.52889	-111.9235	20110367684	4/28/2011	3/1/2011	205000	187-20	187	20	BRIARWOOD 3	7392	135	11 2N 4E	1978	2,475
174-15-186	REED BRADFORD CUTLER LIVING TRUST	7320 E MARLETTE AVE SCOTTSDALE 85250	33.52889	-111.9232	20180739941	10/1/2018	8/1/2018	485000	187-20	187	20	BRIARWOOD 3	7399	136	11 2N 4E	1978	2,474
174-15-187	CASEY ARTHUR M JR/MARJORIE M TR LEASE																

Andaz Scottsdale Resort & Bungalows

Properties within a 1,500 ft Radius of the Perimeter of the Resort
 as of November 10, 2022

Parcel Number	Owner	Property Address	Latitude	Longitude	DEED NUMBER	DEED DATE	SALE DATE	SALE PRICE	BLCK NUM	Book	Page	SUBNAME	LAND SIZE	LOT NUM	STR	CONST YEAR	LIVING SPACE
174-18-005D	CITY OF PHOENIX	251 W. WASHINGTON ST															
174-18-005E	NARNIA II LLC	6615 N SCOTTSDALE RD SCOTTSDALE 85250	33.53272	-111.9248	20180566062	7/25/2018	6/1/2018	2300000					46386		11 2N 4E	1982	
174-18-005F	LINCOLN SCOTTSDALE BUILDING LLC	6625 N SCOTTSDALE RD SCOTTSDALE 85250	33.53331	-111.9252	20051917528	12/19/2005	12/1/2005	1660000					40467		11 2N 4E	1982	
174-18-005G	ROBERT ONG HING AND ALICE Y HING FAMILY TRUST	6609 N SCOTTSDALE RD SCOTTSDALE 85250	33.53222	-111.9242	20170749778	10/9/2017							43212		11 2N 4E	1982	
174-18-005H	PNEUM INVESTMENTS LLC	6619 N SCOTTSDALE RD SCOTTSDALE 85250	33.53302	-111.9239	20070962837	8/27/2007	8/1/2007	1550000					29142		11 2N 4E	1982	
174-18-005I	6617 INVESTORS LLC	6617 N SCOTTSDALE RD SCOTTSDALE 85250	33.53276	-111.9242	20111072350	12/28/2011							57281		11 2N 4E	1982	
174-18-005J	SCOTTSDALE CITY OF		33.53258	-111.9255	14802-1219	10/30/1980							17728		11 2N 4E		
174-18-007C	M T OFFICE BUILDINGS LLC	6623 N SCOTTSDALE RD SCOTTSDALE 85250	33.53327	-111.9246	19940078402	1/27/1994	1/1/1994	309000					26354		11 2N 4E	2006	
174-18-009A	LANHAM AND BONE DECENDENTS REVOCABLE TRUST	7315 E SIERRA VISTA DR SCOTTSDALE 85250	33.53204	-111.9234	20160079848	2/7/2016	2/1/2016	520000	172-26	172	26	CASABELLA PATIO HOMES	7690	1	11 2N 4E	1976	2,853
174-18-073E	CASABELLA ASSOCIATION		33.5317	-111.9232	15487-0233	8/31/1981			172-26	172	26	CASABELLA PATIO HOMES	44609		11 2N 4E		
174-18-120	CUERNAVACA HOMEOWNERS ASSOC INC		33.53376	-111.9254	15904-0496	3/21/1982			172-29	172	29	CUERNAVACA TOWNHOUSES	3747		11 2N 4E		
174-57-004B	NARAZONA CORPORATION	6500 N SCOTTSDALE RD PARADISE VALLEY 85253	33.53188	-111.9262	19960126738	2/26/1996	12/1/1995	1325000					48000		10 2N 4E	1980	
174-57-006	THIRD AVENUE INVESTMENTS LLC	7100 E LINCOLN DR PARADISE VALLEY 85253	33.53235	-111.9273	20150910826	12/27/2015	12/1/2015	79000000	1222-05	1222	9	BROADSTONE LINCOLN LOT 1	231385	1	10 2N 4E	2013	
174-57-007	SM RET WIII LLC	6560 N SCOTTSDALE RD PARADISE VALLEY 85253	33.53273	-111.9263	20220537561	6/28/2022	5/1/2022	16900000	1222-05	1222	9	BROADSTONE LINCOLN LOT 1	95498	2	10 2N 4E	2014	
174-57-008	SCOTTSDALE SPECTRUM LLC	6720 N SCOTTSDALE RD 378 SCOTTSDALE 85253	33.53415	-111.9269	20170670015	9/10/2017			1342-04	1342	4	SCOTTSDALE SPECTRUM MLD	403180	1	10 2N 4E	1996	
174-58-257	FIVE STAR LAND OWNER LLC	6611 N 69TH PL PARADISE VALLEY 85253	33.53419	-111.9299	20170726848	10/1/2017			1344-26	1344	28	7000 EAST LINCOLN 2ND AMD	56739		10 2N 4E		
174-58-262	FIVE STAR LAND OWNER LLC		33.53155	-111.9333	20170726848	10/1/2017			1344-26	1344	28	7000 EAST LINCOLN 2ND AMD	192354		10 2N 4E		
174-58-263	FIVE STAR LAND OWNER LLC		33.53223	-111.9302	20170726848	10/1/2017			1344-26	1344	28	7000 EAST LINCOLN 2ND AMD	38003		10 2N 4E		
174-58-264	FIVE STAR LAND OWNER LLC		33.53163	-111.9289	20170726848	10/1/2017			1344-26	1344	28	7000 EAST LINCOLN 2ND AMD	32389		10 2N 4E		
174-58-266	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR PARADISE VALLEY 85253	33.53433	-111.9312	20170726849	10/1/2017			1344-26	1344	28	7000 EAST LINCOLN 2ND AMD	831791 A		10 2N 4E	2021	
174-58-269	FIVE STAR LAND OWNER LLC	6613 N 70TH PL PARADISE VALLEY 85253	33.53236	-111.929	20170726849	10/1/2017			1344-26	1344	28	7000 EAST LINCOLN 2ND AMD	321443 D		10 2N 4E		
174-58-272	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 1002 PARADISE VALLEY 85253	33.53416	-111.9294	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	2942	1002	10 2N 4E	2020	3,194
174-58-274	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 1004 PARADISE VALLEY 85253	33.53416	-111.9291	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	2947	1004	10 2N 4E	2020	3,194
174-58-276	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 1006 PARADISE VALLEY 85253	33.53407	-111.9289	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	2248	1006	10 2N 4E	2020	2,362
174-58-277	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 1008 PARADISE VALLEY 85253	33.53407	-111.9287	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	2236	1008	10 2N 4E	2020	2,377
174-58-280	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 1021 PARADISE VALLEY 85253	33.53421	-111.9283	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	3056	1021	10 2N 4E	2020	3,194
174-58-281	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 1022 PARADISE VALLEY 85253	33.5341	-111.9283	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	3057	1022	10 2N 4E	2020	3,194
174-58-282	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 1023 PARADISE VALLEY 85253	33.53394	-111.9282	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	3386	1023	10 2N 4E	2020	3,717
174-58-283	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 1030 PARADISE VALLEY 85253	33.53369	-111.9283	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	3326	1030	10 2N 4E	2020	3,561
174-58-284	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 1031 PARADISE VALLEY 85253	33.53355	-111.9283	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	3057	1031	10 2N 4E	2020	3,194
174-58-285	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 1032 PARADISE VALLEY 85253	33.53344	-111.9283	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	3047	1032	10 2N 4E	2020	3,194
174-58-286	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 1033 PARADISE VALLEY 85253	33.53327	-111.9282	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	3718	1033	10 2N 4E	2020	3,971
174-58-287	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 1040 PARADISE VALLEY 85253	33.53365	-111.9287	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	2253	1040	10 2N 4E	2020	2,362
174-58-288	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 1041 PARADISE VALLEY 85253	33.53366	-111.9289	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	2235	1041	10 2N 4E	2020	2,377
174-58-289	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 1042 PARADISE VALLEY 85253	33.53346	-111.9287	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	1949	1042	10 2N 4E	2020	2,098
174-58-290	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 1043 PARADISE VALLEY 85253	33.53347	-111.929	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	2927	1043	10 2N 4E	2020	3,194
174-58-291	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 1044 PARADISE VALLEY 85253	33.53327	-111.9288	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	3571	1044	10 2N 4E	2020	3,918
174-58-292	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 1046 PARADISE VALLEY 85253	33.53336	-111.929	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	2965	1046	10 2N 4E	2020	3,194
174-58-293	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 1048 PARADISE VALLEY 85253	33.53345	-111.9297	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	4033	1048	10 2N 4E	2020	4,351
174-58-294	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 1049 PARADISE VALLEY 85253	33.53347	-111.9294	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	2974	1049	10 2N 4E	2020	3,194
174-58-295	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 1050 PARADISE VALLEY 85253	33.53336	-111.9294	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	2968	1050	10 2N 4E	2020	3,194
174-58-296	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 1052 PARADISE VALLEY 85253	33.53321	-111.9297	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	4433	1052	10 2N 4E	2020	4,800
174-58-297	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 2002 PARADISE VALLEY 85253	33.53416	-111.9294	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	2942	2002	10 2N 4E	2020	3,194
174-58-299	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 2004 PARADISE VALLEY 85253	33.53416	-111.9291	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	2947	2004	10 2N 4E	2020	3,194
174-58-301	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 2006 PARADISE VALLEY 85253	33.53407	-111.9289	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	2248	2006	10 2N 4E	2020	2,362
174-58-303	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 2008 PARADISE VALLEY 85253	33.53407	-111.9287	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	2236	2008	10 2N 4E	2020	2,377
174-58-314	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 2021 PARADISE VALLEY 85253	33.53421	-111.9283	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	3056	2021	10 2N 4E	2020	3,194
174-58-315	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 2022 PARADISE VALLEY 85253	33.5341	-111.9283	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	3057	2022	10 2N 4E	2020	3,194
174-58-316	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 2023 PARADISE VALLEY 85253	33.53394	-111.9282	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	3386	2023	10 2N 4E	2020	3,717
174-58-317	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 2030 PARADISE VALLEY 85253	33.53369	-111.9283	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	3326	2030	10 2N 4E	2020	3,561
174-58-318	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 2031 PARADISE VALLEY 85253	33.53355	-111.9283	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	3057	2031	10 2N 4E	2020	3,194
174-58-319	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 2032 PARADISE VALLEY 85253	33.53344	-111.9283	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	3047	2032	10 2N 4E	2020	3,194
174-58-320	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 2033 PARADISE VALLEY 85253	33.53327	-111.9282	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	3718	2033	10 2N 4E	2020	3,971
174-58-321	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 2040 PARADISE VALLEY 85253	33.53365	-111.9287	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	2253	2040	10 2N 4E	2020	2,362
174-58-322	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 2041 PARADISE VALLEY 85253	33.53366	-111.9289	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	2235	2041	10 2N 4E	2020	2,377
174-58-323	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 2042 PARADISE VALLEY 85253	33.53346	-111.9287	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	1949	2042	10 2N 4E	2020	2,098
174-58-324	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 2043 PARADISE VALLEY 85253	33.53347	-111.929	20180002211	1/1/2018			1361-06	1361	8	7000 EAST LINCOLN VILLAS CONDOMINIUM	2927	2043	10 2N 4E	2020	3,194
174-58-325	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR 2044 PARADISE VALLEY 85253	33.53327	-111.9288	20180002211	1/1/2018			1361-06	1							

Andaz Scottsdale Resort & Bungalows
 Properties within a 1,500 ft Radius of the Perimeter of the Resort
 as of November 10, 2022

Parcel Number	Owner	Property Address	Latitude	Longitude	DEED NUMBER	DEED DATE	SALE DATE	SALE PRICE	BLCK NUM	Book	Page	SUBNAME	LAND SIZE	LOT NUM	STR	CONST YEAR	LIVING SPACE
CITY OF PHOENIX																	
174-58-457	FSPV RES C LLC	251 W. WASHINGTON ST															
174-58-458	FSPV RES C LLC	6868 E BELLA VITA DR PARADISE VALLEY 85253	33.53263	-111.9315	20210290192	3/15/2021			1579-31	1579	31	7000 EAST LINCOLN PARCEL C AMD 4	15206	1	10 2N 4E		
174-58-459	FSPV RES C LLC	6876 E BELLA VITA DR PARADISE VALLEY 85253	33.53265	-111.9311	20210290192	3/15/2021			1579-31	1579	31	7000 EAST LINCOLN PARCEL C AMD 4	15624	2	10 2N 4E		
174-58-460	FSPV RES C LLC	6892 E BELLA VITA DR PARADISE VALLEY 85253	33.53259	-111.9307	20210290192	3/15/2021			1579-31	1579	31	7000 EAST LINCOLN PARCEL C AMD 4	16843	3	10 2N 4E		
174-58-461	FSPV RES C LLC	6891 E PALMA VITA DR PARADISE VALLEY 85253	33.5322	-111.9305	20210290192	3/15/2021			1579-31	1579	31	7000 EAST LINCOLN PARCEL C AMD 4	14670	4	10 2N 4E		
174-58-462	FSPV RES C LLC	6885 E PALMA VITA DR PARADISE VALLEY 85253	33.53187	-111.9306	20210290192	3/15/2021			1579-31	1579	31	7000 EAST LINCOLN PARCEL C AMD 4	20869	5	10 2N 4E		
174-58-463	FSPV RES C LLC	6879 E PALMA VITA DR PARADISE VALLEY 85253	33.53183	-111.931	20210290192	3/15/2021			1579-31	1579	31	7000 EAST LINCOLN PARCEL C AMD 4	18569	6	10 2N 4E		
174-58-464	FSPV RES C LLC	6873 E PALMA VITA DR PARADISE VALLEY 85253	33.53183	-111.9315	20210290192	3/15/2021			1579-31	1579	31	7000 EAST LINCOLN PARCEL C AMD 4	16432	7	10 2N 4E		
174-58-465	FSPV RES C LLC	6867 E PALMA VITA DR PARADISE VALLEY 85253	33.53183	-111.9319	20210290192	3/15/2021			1579-31	1579	31	7000 EAST LINCOLN PARCEL C AMD 4	16989	8	10 2N 4E		
174-58-466	CAIOLA BEN/BORA	6851 E PALMA VITA DR PARADISE VALLEY 85253	33.53182	-111.9323	20210290192	3/15/2021			1579-31	1579	31	7000 EAST LINCOLN PARCEL C AMD 4	17498	9	10 2N 4E		
174-58-467	FSPV RES C LLC	6843 E PALMA VITA DR PARADISE VALLEY 85253	33.53182	-111.9327	20210844906	8/3/2021	7/1/2021	2265000	1579-31	1579	31	7000 EAST LINCOLN PARCEL C AMD 4	17471	10	10 2N 4E		
174-58-468	FSPV RES C LLC	6835 E PALMA VITA DR PARADISE VALLEY 85253	33.53182	-111.9331	20210290192	3/15/2021			1579-31	1579	31	7000 EAST LINCOLN PARCEL C AMD 4	17887	11	10 2N 4E		
174-58-469	FSPV RES C LLC	6827 E PALMA VITA DR PARADISE VALLEY 85253	33.53179	-111.9336	20210290192	3/15/2021			1579-31	1579	31	7000 EAST LINCOLN PARCEL C AMD 4	19330	12	10 2N 4E		
174-58-470	FSPV RES C LLC	6821 E PALMA VITA DR PARADISE VALLEY 85253	33.53198	-111.9339	20210290192	3/15/2021			1579-31	1579	31	7000 EAST LINCOLN PARCEL C AMD 4	25559	13	10 2N 4E		
174-58-471	FSPV RES C LLC	6809 E PALMA VITA DR PARADISE VALLEY 85253	33.53243	-111.934	20210290192	3/15/2021			1579-31	1579	31	7000 EAST LINCOLN PARCEL C AMD 4	20299	14	10 2N 4E		
174-58-472	REVOCABLE TRUST OF DANIEL AND CARI WALL	6883 E BELLA VITA DR PARADISE VALLEY 85253	33.53224	-111.9311	20210290192	3/15/2021			1579-31	1579	31	7000 EAST LINCOLN PARCEL C AMD 4	13568	15	10 2N 4E		
174-58-473	FSPV RES C LLC	6875 E BELLA VITA DR PARADISE VALLEY 85253	33.53224	-111.9315	20220488947	6/8/2022	3/1/2022	2543250	1579-31	1579	31	7000 EAST LINCOLN PARCEL C AMD 4	13569	16	10 2N 4E		
174-58-474	GANIM TRUST	6861 E BELLA VITA DR PARADISE VALLEY 85253	33.53224	-111.932	20210290192	3/15/2021			1579-31	1579	31	7000 EAST LINCOLN PARCEL C AMD 4	12848	17	10 2N 4E		
174-58-475	GARY L BRIDGE REVOCABLE TRUST	6853 E BELLA VITA DR PARADISE VALLEY 85253	33.53223	-111.9324	20210992493	9/13/2021	9/1/2021	2963250	1579-31	1579	31	7000 EAST LINCOLN PARCEL C AMD 4	13904	18	10 2N 4E		
174-58-476	E K GAYLORD II TRUST/NATALIE J GAYLORD TRUST	6845 E BELLA VITA DR PARADISE VALLEY 85253	33.53227	-111.9329	20210988581	9/12/2021			1579-31	1579	31	7000 EAST LINCOLN PARCEL C AMD 4	16262	19	10 2N 4E		
174-58-477	ALENE HOLDINGS LLC	6829 E BELLA VITA DR PARADISE VALLEY 85253	33.53238	-111.9333	20210870164	8/10/2021	8/1/2021	4827899	1579-31	1579	31	7000 EAST LINCOLN PARCEL C AMD 4	25512	20	10 2N 4E		
174-58-478	HAYFO ARIZONA LLC	6578 N BELLA VITA DR PARADISE VALLEY 85253	33.53267	-111.9336	20220010443	1/3/2022	10/1/2021	5248250	1579-31	1579	31	7000 EAST LINCOLN PARCEL C AMD 4	23402	21	10 2N 4E		
174-58-485	FSPV PARCEL D LLC	6590 N BELLA VITA DR PARADISE VALLEY 85253	33.53298	-111.9338	20220046045	1/13/2022	8/1/2021	3848250	1579-31	1579	31	7000 EAST LINCOLN PARCEL C AMD 4	27820	22	10 2N 4E		
174-58-489	FSPV RES C LLC	6831 E DOLCE VITA DR PARADISE VALLEY 85253	33.53328	-111.9332	20210921427	8/24/2021	8/1/2021	100	1579-31	1579	31	7000 EAST LINCOLN PARCEL C AMD 4	21905	29	10 2N 4E	2021	7,954
174-58-491	FSPV PARCEL D LLC		33.53205	-111.9322	20210290192	3/15/2021			1579-31	1579	31	7000 EAST LINCOLN PARCEL C AMD 4	128366		10 2N 4E		
174-58-492	FSPV PARCEL D LLC	6839 E DOLCE VITA DR PARADISE VALLEY 85253	33.53293	-111.933	20220145992	2/15/2022			1648-45	1648	45	7000 E LINCOLN PARCEL C AMD 5	22890	30A	10 2N 4E		
174-58-493	FSPV PARCEL D LLC	6855 E DOLCE VITA DR PARADISE VALLEY 85253	33.53269	-111.9326	20220145992	2/15/2022			1648-45	1648	45	7000 E LINCOLN PARCEL C AMD 5	25765	31A	10 2N 4E		
174-62-004A	C6 REVOCABLE TRUST	6863 E DOLCE VITA DR PARADISE VALLEY 85253	33.53263	-111.9321	20220145992	2/15/2022			1648-45	1648	45	7000 E LINCOLN PARCEL C AMD 5	19293	32A	10 2N 4E		
174-62-004B	NICASTRO CHERISSE M	6200 N MOCKINGBIRD LN PARADISE VALLEY 85253	33.52783	-111.9354	20200021693	1/8/2020							44179		10 2N 4E	2022	5,838
174-62-006C	MAJORS K WAYNE II/OSWALT SANDRA C	6206 N MOCKINGBIRD LN PARADISE VALLEY 85253	33.52804	-111.935	20120705924	8/7/2012							43560		10 2N 4E	1967	3,487
174-62-013B	JOHN AND KELLY PARKER LIVING TRUST	6350 N MOCKINGBIRD LN PARADISE VALLEY 85253	33.53071	-111.9351	20170638940	8/28/2017	8/1/2017	2940000					79139		10 2N 4E	2002	8,896
174-62-013C	BRICK MICHELE/TIMOTHY P	6316 N MOCKINGBIRD LN PARADISE VALLEY 85253	33.53012	-111.9351	20170354899	5/15/2017							49005		10 2N 4E	1962	5,016
174-62-014A	FRANK C SKRUPA RESIDENCE TRUST/ETAL	6306 N MOCKINGBIRD LN PARADISE VALLEY 85253	33.52967	-111.9351	20050924347	7/4/2005							49005		10 2N 4E	1958	3,183
174-62-014D	HARKINS KAREN A	6212 N MOCKINGBIRD LN PARADISE VALLEY 85253	33.52843	-111.9351	20150523699	7/20/2015							43247		10 2N 4E	1973	2,679
174-62-934	MICHAEL L SHOEN FAMILY TRUST	6226 N MOCKINGBIRD LN PARADISE VALLEY 85253	33.52896	-111.9352	20110451384	5/26/2011							102976		10 2N 4E	1972	11,449
174-63-001	3S TUNA VENTURE LLC		33.52939	-111.9352	20081039086	12/7/2008							11755		10 2N 4E		
174-63-002C	GIRAUDO SHEELA/MARK	6310 N QUAIL RUN RD PARADISE VALLEY 85253	33.52815	-111.9312	20210887901	8/16/2021							216693		10 2N 4E		
174-63-002D	CHRISTOPHER AND HELEN YEUNG FAMILY TRUST	6844 E SOLCITO LN PARADISE VALLEY 85253	33.52919	-111.9327	20140253775	4/20/2014							57293		10 2N 4E	2009	10,746
174-63-002E	BRYANT FAMILY REVOCABLE TRUST	6845 E SOLCITO LN PARADISE VALLEY 85253	33.52794	-111.9328	20190203735	3/24/2019							56996		10 2N 4E	2009	10,660
174-63-002J	SUD FAMILY TRUST	6846 E SOLCITO LN PARADISE VALLEY 85253	33.52857	-111.9327	20210509457	5/5/2021							52398		10 2N 4E	2008	9,596
174-63-002M	CHABAD OF PARADISE VALLEY	6835 E SOLCITO LN PARADISE VALLEY 85253	33.52824	-111.9337	20201071689	11/3/2020							60501		10 2N 4E	2009	9,490
174-63-002N	JONES RANDY	6201 N MOCKINGBIRD LN PARADISE VALLEY 85253	33.52782	-111.9338	20210053409	1/14/2021							49761		10 2N 4E	1971	4,003
174-63-003A	COADY ENTERPRISES INC		33.52827	-111.9344	20211202952	11/8/2021							1002		10 2N 4E		
174-63-004B	3S REAL ESTATE INVESTMENTS LLC	6909 E LINCOLN DR PARADISE VALLEY 85253	33.53076	-111.9317	20071073045	9/27/2007	9/1/2007						90057		10 2N 4E		
174-63-004C	6440 QUAIL RUN LLC	6428 N QUAIL RUN RD PARADISE VALLEY 85253	33.53055	-111.9306	20220357548	4/21/2022	4/1/2022	5155000					50965		10 2N 4E	1971	3,640
174-63-005A	3S TUNA VENTURE LLC	6440 N QUAIL RUN RD PARADISE VALLEY 85253	33.531	-111.9306	20201217147	12/9/2020	11/1/2020	1500000					46302		10 2N 4E	1974	2,371
174-63-006	GORDON ANDREW W/CAROL L TR	6927 N QUAIL RUN RD PARADISE VALLEY 85253	33.52905	-111.9317	20210887901	8/16/2021							130607		10 2N 4E	1940	1,500
174-63-007A	3S REAL ESTATE INVESTMENTS LLC	6837 E LINCOLN DR PARADISE VALLEY 85253	33.5308	-111.9328	19950260459	5/7/1995							98957		10 2N 4E	1955	4,219
174-63-008B	POLERA JENNIFER KANZELBERGER/ROBERT A	6316 N QUAIL RUN RD PARADISE VALLEY 85253	33.52907	-111.9306	20220356860	4/21/2022	4/1/2022	5000000					88862		10 2N 4E	1949	3,492
174-63-008C	6823 E LINCOLN DR LLC	6341 N MOCKINGBIRD LN PARADISE VALLEY 85253	33.53064	-111.934	20190531663	7/14/2019	7/1/2019	1450000					45813		10 2N 4E	1980	5,288
174-63-009B	LIVI ANGIOLO	6823 E LINCOLN DR PARADISE VALLEY 85253	33.53087	-111.9337	20200559442	6/24/2020							36199		10 2N 4E	2022	8,095
174-63-009C	3S REAL ESTATE INVESTMENTS LLC	6927 E QUAIL RUN RD PARADISE VALLEY 85253	33.52991	-111.9301	20170184236	3/14/2017							6793		10 2N 4E		
174-63-009E	6909 QUAIL RUN LLC	6927 E QUAIL RUN RD PARADISE VALLEY 85253	33.52992	-111.9305	20170184236	3/14/2017							44926		10 2N 4E	1965	3,092
174-63-010D	MARK DANIEL DETMER & SHELLY ANN DETMER TRUST	6921 E QUAIL RUN RD PARADISE VALLEY 85253	33.52988	-111.931	20220357548	4/21/2022	4/1/2022	5155000					45712		10 2N 4E	1965	2,441
174-63-010E	MOCKINGBIRD PARTNERS LLC	6909 E QUAIL RUN RD PARADISE VALLEY 85253	33.52995	-111.9321	20210064229	1/19/2021							46279		10 2N 4E	1965	2,295
174-63-011A	SURVIVORS TRUST	6915 E QUAIL RUN RD PARADISE VALLEY 85253	33.53007	-111.9315	20210064230	1/19/2021							64135		10 2N 4E	1955	2,870
174-63-012A	GIEDRAITIS JOHN B/CATHERINE N TR	6826 E SOLCITO LN PARADISE VALLEY 85253	33.52904	-111.9335	20140081930	2/5/2014							56552		10 2N 4E	2008	7,278
174-63-013A	BIGGER HOUSE HOLDINGS LLC	6225 N MOCKINGBIRD LN PARADISE VALLEY 85253	33.52897	-111.9341	20220033594	1/10/2022							43691		10 2N 4E	1967	2,259
174-63-015	BIRD RANDALL R	6309 N MOCKINGBIRD LN PARADISE VALLEY 85253	33.52994	-111.9325	20210816040	7/27/2021							49658		10 2N 4E	2002	4,622
174-63-930	PARADISE VALLEY WATER CO	6305 N MOCKINGBIRD LN PARADISE VALLEY 85253	33.52969	-111.9339	20010803805	8/29/2001							52251		10 2N 4E	1957	3,331
174-64-003A	ST HOLDCO LLC	6307 N MOCKINGBIRD LN PARADISE VALLEY 85253	33.52994	-111.9331	20210626513	6/6/2021	6/1/2021	6208000					59049		10 2N 4E	2008	8,583
174-64-003B	JAMEL GREENWAY PVMOB LLC	6319 N MOCKINGBIRD LN PARADISE VALLEY 85253	33														

Andaz Scottsdale Resort & Bungalows
Properties within a 1,500 ft Radius of the Perimeter of the Resort
as of November 10, 2022

Parcel Number	Owner	Property Address	Latitude	Longitude	DEED NUMBER	DEED DATE	SALE DATE	SALE PRICE	TRCK NUM	Book	Page	SUBNAME	LAND SIZE	LOT NUM	STR	CONST YEAR	LIVING SPACE			
174-64-014	CITY OF PHOENIX	251 W. WASHINGTON ST																		
174-64-015	FORMISANO ROGER	6166 N SCOTTSDALE RD	A1005	PARADISE VALLEY	85253	33.5272	-111.9276	20220681747	8/30/2022	6/1/2022	1450000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2098	A1005	10 2N 4E	2017	2,239
174-64-016	DIETHRICH GLORIA B	6166 N SCOTTSDALE RD	A1006	PARADISE VALLEY	85253	33.52721	-111.9278	20180298852	4/19/2018	3/1/2018	1225000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	1863	A1006	10 2N 4E	2017	1,957
174-64-016	COTTEY TIA L/DEEM HOLLY D	6166 N SCOTTSDALE RD	A1007	PARADISE VALLEY	85253	33.52732	-111.9278	20210317885	3/21/2021	2/1/2021	1440000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	1614	A1007	10 2N 4E	2017	1,717
174-64-017	RICHARD T WINTERMANTEL REVOCABLE TRUST	6166 N SCOTTSDALE RD	A1008	PARADISE VALLEY	85253	33.52733	-111.9276	20170398741	5/31/2017	6/1/2017	774300	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	1556	A1008	10 2N 4E	2017	1,642
174-64-018	MOSKOW INVESTMENT TRUST	6166 N SCOTTSDALE RD	A2001	PARADISE VALLEY	85253	33.52733	-111.9274	20211369989	12/27/2021			1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	1525	A2001	10 2N 4E	2017	1,616
174-64-019	DSK TRUST	6166 N SCOTTSDALE RD	A2002	PARADISE VALLEY	85253	33.52745	-111.9272	20210460962	4/25/2021	4/1/2021	1800000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2630	A2002	10 2N 4E	2017	2,767
174-64-020	GOLDBERG LARRY	6166 N SCOTTSDALE RD	A2003	PARADISE VALLEY	85253	33.52729	-111.9273	20180732588	9/27/2018	8/1/2018	1050000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2188	A2003	10 2N 4E	2017	2,353
174-64-021	MIELO LOTZ FAMILY TRUST	6166 N SCOTTSDALE RD	A2004	PARADISE VALLEY	85253	33.5272	-111.9274	20200066479	1/23/2020	1/1/2020	1020000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2090	A2004	10 2N 4E	2017	2,239
174-64-022	JOINT REVOCABLE TRUST OF ALAN T & BONNIE F MARSHALL	6166 N SCOTTSDALE RD	A2005	PARADISE VALLEY	85253	33.5272	-111.9276	20210114573	1/31/2021	2/1/2021	1149000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2095	A2005	10 2N 4E	2017	2,239
174-64-023	MICHAEL T HOGAN LIVING TRUST	6166 N SCOTTSDALE RD	A2006	PARADISE VALLEY	85253	33.52721	-111.9278	20210812899	7/26/2021			1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	1863	A2006	10 2N 4E	2017	1,957
174-64-024	HERNDON FAMILY TRUST	6166 N SCOTTSDALE RD	A2007	PARADISE VALLEY	85253	33.52732	-111.9278	20190443525	6/12/2019	5/1/2019	1090000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	1887	A2007	10 2N 4E	2017	1,957
174-64-025	SANFORD ED R/BROTMAN JUDITH ANN	6166 N SCOTTSDALE RD	A2008	PARADISE VALLEY	85253	33.52733	-111.9276	20180035358	1/15/2018	10/1/2017	850000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	1785	A2008	10 2N 4E	2017	1,867
174-64-026	AYAN FAMILY TRUST	6166 N SCOTTSDALE RD	A3001	PARADISE VALLEY	85253	33.52733	-111.9274	20220474984	6/2/2022	5/1/2022	1230850	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	1525	A3001	10 2N 4E	2017	1,616
174-64-027	ROBERT AND LORI SHANLEY TRUST	6166 N SCOTTSDALE RD	A3002	PARADISE VALLEY	85253	33.52745	-111.9272	20220397472	5/5/2022			1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2630	A3002	10 2N 4E	2017	2,767
174-64-028	BENADERET LINDA B	6166 N SCOTTSDALE RD	A3003	PARADISE VALLEY	85253	33.52729	-111.9273	20170521779	7/17/2017	7/1/2017	1527034	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2188	A3003	10 2N 4E	2017	2,353
174-64-029	NORMAN WILLIAM FAIN II AND NANCY LEE FAIN REVOCABLE T	6166 N SCOTTSDALE RD	A3004	PARADISE VALLEY	85253	33.5272	-111.9274	20180876602	11/27/2018	11/1/2018	1235000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2090	A3004	10 2N 4E	2017	2,239
174-64-030	RICHARD C CARR TRUST	6166 N SCOTTSDALE RD	A3005	PARADISE VALLEY	85253	33.5272	-111.9276	20170550679	7/26/2017	7/1/2017	1340573	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2095	A3005	10 2N 4E	2017	2,239
174-64-031	ROBERT SARVER TRUST	6166 N SCOTTSDALE RD	A3006	PARADISE VALLEY	85253	33.52721	-111.9278	20170900512	12/4/2017	12/1/2017	1200000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	1863	A3006	10 2N 4E	2017	1,957
174-64-032	JILL A GOLD REVOCABLE TRUST	6166 N SCOTTSDALE RD	A3007	PARADISE VALLEY	85253	33.52732	-111.9278	20180426253	6/3/2018	6/1/2018	1000000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	1887	A3007	10 2N 4E	2017	1,957
174-64-033	JUDY DOUGLAS C/DALESSANDRO-JUDY KAREN	6166 N SCOTTSDALE RD	A3008	PARADISE VALLEY	85253	33.52733	-111.9276	20210587039	5/25/2021	4/1/2021	1240000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	1785	A3008	10 2N 4E	2017	1,867
174-64-034	ROLIN RICHARD S/JELLEN S	6166 N SCOTTSDALE RD	A4001	PARADISE VALLEY	85253	33.52733	-111.9274	20170603452	8/15/2017	8/1/2017	955487	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	1481	A4001	10 2N 4E	2017	1,616
174-64-035	DL3 REVOCABLE TRUST/ETAL	6166 N SCOTTSDALE RD	A4002	PARADISE VALLEY	85253	33.52721	-111.9277	20180326243	4/29/2018	3/1/2018	2650000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	3936	A4002	10 2N 4E	2017	3,985
174-64-036	PLONE FAMILY TRUST	6166 N SCOTTSDALE RD	A4003	PARADISE VALLEY	85253	33.52732	-111.9278	2021155024	11/23/2020			1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	1887	A4003	10 2N 4E	2017	1,957
174-64-037	MATTHEW MYERS AND YURIE MYERS REVOCABLE TRUST	6166 N SCOTTSDALE RD	A4004	PARADISE VALLEY	85253	33.52733	-111.9276	20210854678	8/5/2021	6/1/2021	1139750	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	1785	A4004	10 2N 4E	2017	1,867
174-64-038	POMPLIANO LIVING TRUST	6166 N SCOTTSDALE RD	B1001	PARADISE VALLEY	85253	33.5276	-111.9276	20200572642	6/28/2020	6/1/2020	1625000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2887	B1001	10 2N 4E	2016	3,016
174-64-039	WILLIAM C WESSE TRUST	6166 N SCOTTSDALE RD	B1002	PARADISE VALLEY	85253	33.52761	-111.9277	20180368706	5/14/2018	5/1/2018	1640000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2886	B1002	10 2N 4E	2016	3,016
174-64-040	BELLEDIST NANCY JANE	6166 N SCOTTSDALE RD	B1003	PARADISE VALLEY	85253	33.52777	-111.9277	20170556913	7/30/2017	1/1/2017	1378220	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2307	B1003	10 2N 4E	2016	2,389
174-64-041	CICIORA CUSTOM BUILDERS LLC	6166 N SCOTTSDALE RD	B1004	PARADISE VALLEY	85253	33.52793	-111.9277	20210211080	2/24/2021	2/1/2021	1551000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2306	B1004	10 2N 4E	2016	2,389
174-64-042	DEIHL FAMILY TRUST	6166 N SCOTTSDALE RD	B1005	PARADISE VALLEY	85253	33.52809	-111.9277	20170556904	7/30/2017	2/1/2017	1845048	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2893	B1005	10 2N 4E	2016	3,016
174-64-043	CN INVESTMENT HOLDINGS LLC	6166 N SCOTTSDALE RD	B1006	PARADISE VALLEY	85253	33.52808	-111.9276	20210029865	1/10/2021	1/1/2021	1925000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2880	B1006	10 2N 4E	2016	3,016
174-64-044	DAVIS SANDRA C	6166 N SCOTTSDALE RD	B2001	PARADISE VALLEY	85253	33.52772	-111.9276	20190738272	9/18/2019	9/1/2019	530000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	1028	B2001	10 2N 4E	2016	1,065
174-64-045	NORWOOD FAMILY TRUST	6166 N SCOTTSDALE RD	B2002	PARADISE VALLEY	85253	33.5276	-111.9276	20190160969	3/7/2019	2/1/2019	1325000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2900	B2002	10 2N 4E	2016	3,016
174-64-046	ONEIL MICHAEL	6166 N SCOTTSDALE RD	B2003	PARADISE VALLEY	85253	33.52761	-111.9277	20180104947	2/11/2018	2/1/2018	1500000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2886	B2003	10 2N 4E	2016	3,016
174-64-047	MADELAINE R BERG REVOCABLE TRUST	6166 N SCOTTSDALE RD	B2004	PARADISE VALLEY	85253	33.52777	-111.9277	20170556909	7/30/2017	7/1/2017	1335416	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2304	B2004	10 2N 4E	2016	2,389
174-64-048	RICHARD BESSERMAN FAMILY TRUST	6166 N SCOTTSDALE RD	B2005	PARADISE VALLEY	85253	33.52793	-111.9277	20190767812	9/26/2019	9/1/2019	1273500	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2304	B2005	10 2N 4E	2016	2,389
174-64-049	MILNE FAMILY TRUST	6166 N SCOTTSDALE RD	B2006	PARADISE VALLEY	85253	33.52809	-111.9277	20170556852	8/1/2017	7/1/2017	1612000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2893	B2006	10 2N 4E	2016	3,016
174-64-050	FEIST LIMITED PARTNERSHIP	6166 N SCOTTSDALE RD	B2007	PARADISE VALLEY	85253	33.52808	-111.9276	20220441212	5/22/2022			1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2893	B2007	10 2N 4E	2016	3,016
174-64-051	MAHAY HEIDI	6166 N SCOTTSDALE RD	B2008	PARADISE VALLEY	85253	33.52795	-111.9276	20170711548	9/26/2017	8/1/2017	775000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	1474	B2008	10 2N 4E	2016	1,526
174-64-052	GAO SHAN/BIANNA	6166 N SCOTTSDALE RD	B3001	PARADISE VALLEY	85253	33.52776	-111.9276	20200461834	5/28/2020	4/1/2020	1050000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2120	B3001	10 2N 4E	2016	2,193
174-64-053	MARK H HOFFMAN AND DEBORAH M HOFFMAN REV TR	6166 N SCOTTSDALE RD	B3002	PARADISE VALLEY	85253	33.5276	-111.9276	20170556968	7/30/2017	2/1/2016	1841115	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2900	B3002	10 2N 4E	2016	3,016
174-64-054	JAYE MICHAEL/REGINA	6166 N SCOTTSDALE RD	B3003	PARADISE VALLEY	85253	33.52761	-111.9277	20170556942	7/30/2017	2/1/2017	1798815	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2889	B3003	10 2N 4E	2016	3,016
174-64-055	VICTOR C FARRACI TRUST/DIANNE C FARRACI TRUST	6166 N SCOTTSDALE RD	B3004	PARADISE VALLEY	85253	33.52777	-111.9277	20170555614	7/27/2017	7/1/2017	1383091	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2305	B3004	10 2N 4E	2016	2,389
174-64-056	WALTIS TRUST	6166 N SCOTTSDALE RD	B3005	PARADISE VALLEY	85253	33.52793	-111.9277	20200166051	2/26/2020	11/1/2019	1600000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2307	B3005	10 2N 4E	2016	2,389
174-64-057	ALLAN F KNOLL IRREVOCABLE TRUST	6166 N SCOTTSDALE RD	B3006	PARADISE VALLEY	85253	33.52809	-111.9277	20200125237	2/12/2020			1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2893	B3006	10 2N 4E	2016	3,016
174-64-058	KAHLE MARK/MARILYN	6166 N SCOTTSDALE RD	B3007	PARADISE VALLEY	85253	33.52808	-111.9276	20180029435	1/11/2018	1/1/2018	1525000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2893	B3007	10 2N 4E	2016	3,016
174-64-059	KUMAR V HEMA/V RAMA	6166 N SCOTTSDALE RD	B3008	PARADISE VALLEY	85253	33.52793	-111.9276	20220081082	1/26/2022	1/1/2022	1462000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2171	B3008	10 2N 4E	2016	2,243
174-64-060	VAN BERKEL FAMILY REVOCABLE TRUST	6166 N SCOTTSDALE RD	B4001	PARADISE VALLEY	85253	33.52776	-111.9276	20170559021	7/30/2017	2/1/2017	1304242	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2120	B4001	10 2N 4E	2016	2,193
174-64-061	OKINOW SANDRA L	6166 N SCOTTSDALE RD	B4002	PARADISE VALLEY	85253	33.5276	-111.9276	20170556933	7/30/2017	2/1/2017	1806352	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2900	B4002	10 2N 4E	2016	3,016
174-64-062	RKDM REVOCABLE TRUST	6166 N SCOTTSDALE RD	B4003	PARADISE VALLEY	85253															

Andaz Scottsdale Resort & Bungalows
Properties within a 1,500 ft Radius of the Perimeter of the Resort
as of November 10, 2022

Parcel Number	Owner	Property Address	Latitude	Longitude	DEED NUMBER	DEED DATE	SALE DATE	SALE PRICE	BLCK NUM	Book	Page	SUBNAME	LAND SIZE	LOT NUM	STR	CONST YEAR	LIVING SPACE	
174-64-089	CITY OF PHOENIX	251 W. WASHINGTON ST																
174-64-090	BARK-2014 LLLP	6166 N SCOTTSDALE RD C3008 PARADISE VALLEY	85253	33.52835	-111.9274	20211180253	11/2/2021	7/1/2021	969000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	1525	C3008	10 2N 4E	2016	1,616
174-64-091	NEWELL FAMILY TRUST	6166 N SCOTTSDALE RD C4001 PARADISE VALLEY	85253	33.52836	-111.9276	20170555839	7/27/2017	4/1/2017	1069716	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	1785	C4001	10 2N 4E	2016	1,867
174-64-092	KAREN K SCHWARTZ REV TR/GARY R SCHWARTZ REV T	6166 N SCOTTSDALE RD C4002 PARADISE VALLEY	85253	33.52843	-111.9277	20170555240	7/27/2017	5/1/2017	2744292	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	3848	C4002	10 2N 4E	2016	3,985
174-64-093	FARRELLY JAMES K/STAPLES-FARRELLY SHARON	6166 N SCOTTSDALE RD C4003 PARADISE VALLEY	85253	33.52849	-111.9276	20170556331	7/27/2017	5/1/2017	1432066	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2095	C4003	10 2N 4E	2016	2,239
174-64-094	JAMES AND BARBARA WOLFNFORD TRUST	6166 N SCOTTSDALE RD C4004 PARADISE VALLEY	85253	33.52848	-111.9274	20200004381	1/2/2020	11/1/2019	1100000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	2090	C4004	10 2N 4E	2016	2,239
174-64-095	WOODRIK JOHN G/CAROLLE	6166 N SCOTTSDALE RD C4005 PARADISE VALLEY	85253	33.52829	-111.9272	20170526613	7/18/2017	5/1/2017	3479263	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	4745	C4005	10 2N 4E	2016	5,097
174-64-096	CAMPOS MIGUEL/MARIA DEL PILAR	6166 N SCOTTSDALE RD C4006 PARADISE VALLEY	85253	33.52835	-111.9274	20190933681	11/18/2019	11/1/2019	875000	1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	1525	C4006	10 2N 4E	2016	1,616
174-65-001D	ENCLAVE AT BORGATA COMMON ELEMENT	6166 N SCOTTSDALE RD PARADISE VALLEY	85253	33.52779	-111.9274	20150233234	4/5/2015			1224-34	1224	34	ENCLAVE AT BORGATA CONDOMINIUM	207206		10 2N 4E		
174-65-001E	SCAP 1 L L C	7170 E MCDONALD DR PARADISE VALLEY	85253	33.52446	-111.9266	20070060553	1/16/2007	1/1/2007	4371255					49301		10 2N 4E	1975	
174-65-001E	SCAP II LLC	7118 E MCDONALD DR PARADISE VALLEY	85253	33.52444	-111.9276	20061225536	9/13/2006	7/1/2006	2385000					41395		10 2N 4E	1979	
174-65-002A	SCAP 1 L L C	7113 E ROVEY AVE PARADISE VALLEY	85253	33.52483	-111.9278	20070060553	1/16/2007	1/1/2007	4371255					16856		10 2N 4E	1975	
174-65-003	SCAP 1 L L C	7170 E MCDONALD DR PARADISE VALLEY	85253	33.52485	-111.927	20070060553	1/16/2007	1/1/2007	4371255					17250		10 2N 4E		
174-65-004C	PV HOTEL VENTURE SPE LLC	6041 N QUAIL RUN RD PARADISE VALLEY	85253	33.5259	-111.9296	20140509925	8/3/2014	8/1/2014	2130376					219009		10 2N 4E		
174-65-005A	HPTRI CORPORATION	6020 N SCOTTSDALE RD PARADISE VALLEY	85253	33.52526	-111.927	19960208395	3/27/1996	3/1/1996						97705		10 2N 4E		
174-65-007A	CHANDLER JEREMY CHARLES/TERESA IRENE	7012 E MCDONALD DR PARADISE VALLEY	85253	33.52454	-111.9295	20210277951	3/11/2021	3/1/2021	3840000					38755		10 2N 4E	2017	6,195
174-65-007B	HANIAN FAMILY TRUST/HOTCHKISS ROBIN MICHELLE	6011 N QUAIL RUN RD PARADISE VALLEY	85253	33.52461	-111.9299	20211325396	12/14/2021							41650		10 2N 4E	1958	3,066
174-65-008	STOREY FAMILY TRUST 3	7050 E MCDONALD DR PARADISE VALLEY	85253	33.52481	-111.9283	20160581842	8/14/2016							19565		10 2N 4E	1952	2,910
174-65-009B	STOREY FAMILY TRUST 3	7048 E MCDONALD DR PARADISE VALLEY	85253	33.5244	-111.9282	20160581842	8/14/2016							16568		10 2N 4E	1945	1,090
174-65-010B	BANKS SUK-HUI	7038 E MCDONALD DR PARADISE VALLEY	85253	33.52461	-111.9287	19980444432	5/27/1998							34847		10 2N 4E	1978	2,836
174-65-011Q	PV SCOTTSDALE HOTEL OWNER SPE LLC	6114 N SCOTTSDALE RD PARADISE VALLEY	85253	33.52669	-111.9279	20150763490	10/22/2015							4200		10 2N 4E	1980	
174-65-011R	ARIZONA BOARD OF REGENTS	6110 N SCOTTSDALE RD PARADISE VALLEY	85253	33.52614	-111.9277	14133-1138	9/16/1979							34661		10 2N 4E	1959	
174-65-011S	PV SCOTTSDALE HOTEL OWNER SPE LLC	6114 N SCOTTSDALE RD PARADISE VALLEY	85253	33.52654	-111.9277	20150763490	10/22/2015							35539		10 2N 4E	1980	
174-65-012K	PV SCOTTSDALE HOTEL OWNER SPE LLC			33.52683	-111.9278	20150763490	10/22/2015							2426		10 2N 4E		
174-65-012L	PV HOTEL VENTURE SPE LLC			33.52738	-111.9265	20140509906	8/3/2014	8/1/2014	10869624					69897		10 2N 4E	1980	
174-65-013	CUSOLLE LIVING TRUST	7026 E MCDONALD DR PARADISE VALLEY	85253	33.52459	-111.929	20180746348	10/3/2018	10/1/2018	2635000					34662		10 2N 4E	2011	5,569
174-65-014A	SCAP 1 L L C	7170 E MCDONALD DR PARADISE VALLEY	85253	33.52487	-111.9263	20070060553	1/16/2007	1/1/2007	4371255					12712		10 2N 4E		
174-65-015B	SCAP II LLC	7170 E MCDONALD DR PARADISE VALLEY	85253	33.52484	-111.9274	20061225536	9/13/2006	7/1/2006	2385000					17250		10 2N 4E	1979	
174-65-015C	SCAP 1 L L C	7170 E MCDONALD DR PARADISE VALLEY	85253	33.52486	-111.9266	20070060553	1/16/2007	1/1/2007	4371255					17561		10 2N 4E		
174-65-016D	ARIZONA BOARD OF REGENTS			33.5255	-111.9277	15066-0969	3/4/1981							14070		10 2N 4E		
174-65-016E	HPTRI CORPORATION	6040 N SCOTTSDALE RD PARADISE VALLEY	85253	33.52572	-111.9267	19960208395	3/27/1996	3/1/1996						67474		10 2N 4E	1991	
174-65-016F	ARIZONA BOARD OF REGENTS			33.52576	-111.9277	14138-0412	1/3/1980							23000		10 2N 4E		
174-65-016G	HPTRI CORPORATION			33.52576	-111.9273	19960208395	3/27/1996	3/1/1996						2309		10 2N 4E		
174-65-019	JOHNSTON STEVEN A/WENDY E	6150 N SCOTTSDALE RD 1 PARADISE VALLEY	85253	33.52692	-111.9269	20110209134	3/8/2011							640.5	1	10 2N 4E	1979	1,356
174-65-020	WOOKEY BRENT A/CHRISTIE L	6150 N SCOTTSDALE RD 2 PARADISE VALLEY	85253	33.52689	-111.9269	20121190134	12/30/2012							565	2	10 2N 4E	1979	1,040
174-65-021	ROGERS DAVID J/CAROLYN M TR	6150 N SCOTTSDALE RD 3 PARADISE VALLEY	85253	33.52687	-111.9268	20010722099	8/6/2001							492.1	3	10 2N 4E	1979	1,040
174-65-022	MOORE LAURA E	6150 N SCOTTSDALE RD 4 PARADISE VALLEY	85253	33.52682	-111.9267	20110209134	3/8/2011							813.7	4	10 2N 4E	1979	1,056
174-65-023	AYRES MICHAEL O/DELYTE	6150 N SCOTTSDALE RD 5 PARADISE VALLEY	85253	33.52682	-111.9268	20030732308	6/5/2003	6/1/2003	155000	205-18	205	18	ALAMOS AMD	250	5	10 2N 4E	1979	1,056
174-65-024	BANKSON KEN J/MAUREEN A	6150 N SCOTTSDALE RD 6 PARADISE VALLEY	85253	33.52676	-111.9267	20160192661	3/23/2016	2/1/2016	285000	205-18	205	18	ALAMOS AMD	525.2	6	10 2N 4E	1979	1,040
174-65-025	MENSCH KATHRYN G	6150 N SCOTTSDALE RD 7 PARADISE VALLEY	85253	33.52677	-111.9266	20140750902	11/12/2014							617.2	7	10 2N 4E	1980	1,356
174-65-026	BROWNFIELD EDWARD H/ROBERTA F	6150 N SCOTTSDALE RD 8 PARADISE VALLEY	85253	33.52677	-111.9265	19940272793	4/4/1994	3/1/1994	117500	205-18	205	18	ALAMOS AMD	664.5	8	10 2N 4E	1980	1,356
174-65-027	NORMAN L	6150 N SCOTTSDALE RD 9 PARADISE VALLEY	85253	33.52679	-111.9265	20210246031	3/3/2021	2/1/2021	392500	205-18	205	18	ALAMOS AMD	576	9	10 2N 4E	1980	1,040
174-65-028	OROAKE ECY L E/PATRICK W	6150 N SCOTTSDALE RD 10 PARADISE VALLEY	85253	33.52677	-111.9264	20201174806	11/29/2020	10/1/2020	330000	205-18	205	18	ALAMOS AMD	52	10	10 2N 4E	1980	1,040
174-65-029	HONORA E LOGAN FAMILY TRUST	6150 N SCOTTSDALE RD 11 PARADISE VALLEY	85253	33.52679	-111.9263	19910043183	1/30/1991							1028	11	10 2N 4E	1980	1,056
174-65-030	HARMS ZUM SPRECKEL CORD/JANE KRISTIN TR	6150 N SCOTTSDALE RD 12 PARADISE VALLEY	85253	33.52665	-111.9262	20150339924	5/13/2015	5/1/2015	275000	205-18	205	18	ALAMOS AMD	1047	12	10 2N 4E	1980	1,056
174-65-031	THOMAS-DEXTER LIVING TRUST/GRAYTON LESLIE/ROBERT	6150 N SCOTTSDALE RD 13 PARADISE VALLEY	85253	33.52657	-111.9262	20220405959	5/9/2022							1025	13	10 2N 4E	1980	1,056
174-65-032	DEWEY FAMILY REVOCABLE TRUST	6150 N SCOTTSDALE RD 14 PARADISE VALLEY	85253	33.52649	-111.9262	20211361113	12/22/2021							1043	14	10 2N 4E	1980	1,056
174-65-033	SHRIMPLIN MALCOLM R	6130 N SCOTTSDALE RD 15 SCOTTSDALE	85250	33.5264	-111.9262	20031453527	10/16/2003	10/1/2003	170000	205-18	205	18	ALAMOS AMD	991	15	10 2N 4E	1980	1,056
174-65-034	MARSHA L FINCH GST TR/LESLIE J SAVANT GST TR	6150 N SCOTTSDALE RD 16 PARADISE VALLEY	85253	33.52665	-111.9267	20150901689	12/21/2015							656	16	10 2N 4E	1979	1,356
174-65-035	SNOWDEN LIVING TRUST	6150 N SCOTTSDALE RD 17 PARADISE VALLEY	85253	33.5266	-111.9267	20211012221	9/19/2021							530	17	10 2N 4E	1979	1,040
174-65-036	THOMAS-DEXTER LIVING TRUST	6150 N SCOTTSDALE RD 18 PARADISE VALLEY	85253	33.52656	-111.9267	20220405961	5/9/2022							542	18	10 2N 4E	1979	1,040
174-65-037	HURWORTH SAMUEL G	6150 N SCOTTSDALE RD 19 PARADISE VALLEY	85253	33.52649	-111.9267	20110096559	2/1/2011							778.7	19	10 2N 4E	1979	1,056
174-65-038	DICKINSON S LLC	6150 N SCOTTSDALE RD 20 PARADISE VALLEY	85253	33.52652	-111.9267	20190072065	1/31/2019	1/1/2019	311500	205-18	205	18	ALAMOS AMD	252	20	10 2N 4E	1979	1,056
174-65-039	ANN R DOVE REVOCABLE TRUST THE	6150 N SCOTTSDALE RD 21 PARADISE VALLEY	85253	33.52643	-111.9267	20080225322	3/13/2008							654.3	21	10 2N 4E	1979	1,356
174-65-040	HERD JAMES V/JANET/WARE RAYMOND T/RENDA	6150 N SCOTTSDALE RD 22 PARADISE VALLEY	85253	33.52638	-111.9267	20150608806	8/20/2015	8/1/2015	325000	205-18	205	18	ALAMOS AMD	660.1	22	10 2N 4E	1979	1,356
174-65-041	EVERETT PROPERTIES LLC	6150 N SCOTTSDALE RD 23 PARADISE VALLEY	85253	33.52628	-111.9263	20180894884	12/4/2018	12/1/2018	305000	205-18	205	18	ALAMOS AMD	1055	23	10 2N 4E	1980	1,056
174-65-042	FEDRI MONICA HENIA/VICTORIA MARIE	6150 N SCOTTSDALE RD 24 PARADISE VALLEY	85253	33.52629	-111.9264	20210701814	6/24/2021	5/1/2021	405000	205-18	205	18	ALAMOS AMD	531.2	24	10 2N 4E	1980	1,040
174-65-043	DEWEY FAMILY REVOCABLE TRUST	6150 N SCOTTSDALE RD 25 PARADISE VALLEY	85253	33.52631	-111.9265	20211361131	12/22/2021							563	25	10 2N 4E	1980	1,040
174-65-044	DEWEY FAMILY REVOCABLE TRUST	6150 N SCOTTSDALE RD 26 PARADISE VALLEY	85253	33.5263	-111.9265	20211361114	12/22/2021							686.7	26	10 2N 4E	1980	1,356
174-65-045	J SCOTT PROPERTIES LLC	6150 N SCOTTSDALE RD 27 PARADISE VALLEY	85253	33.52628	-111.9266	20060655797	5/14/2006	5/1/2006	375000	205-18	205	18	ALAMOS AMD	632	27	10 2N 4E	1980	1,356
174-65-046																		

Andaz Scottsdale Resort & Bungalows
 Properties within a 1,500 ft Radius of the Perimeter of the Resort
 as of November 10, 2022

Parcel Number	Owner	Property Address	Latitude	Longitude	DEED NUMBER	DEED DATE	SALE DATE	SALE PRICE	WCK NUM	Book	Page	SUBNAME	LAND SIZE	LOT NUM	STR	CONST YEAR	LIVING SPACE
174-65-062	CITY OF PHOENIX	251 W. WASHINGTON ST															
174-65-062	HARMS ZUM SPRECKEL CORD/JANE HARMS ZUM TR	6150 N SCOTTSDALE RD 44 PARADISE VALLEY 85253	33.52676	-111.9272	20050040588	1/10/2005			205-18	205	18	ALAMOS AMD	504	44	10 2N 4E	1979	1,040
174-65-063	CONWAY DENNIS D/MARY C TR	6150 N SCOTTSDALE RD 45 PARADISE VALLEY 85253	33.52679	-111.9271	20021093957	10/21/2002			205-18	205	18	ALAMOS AMD	512.2	45	10 2N 4E	1979	1,040
174-65-064	HOLMES BRIAN G	6150 N SCOTTSDALE RD 46 PARADISE VALLEY 85253	33.52684	-111.9271	20121072597	11/26/2012			205-18	205	18	ALAMOS AMD	518.1	46	10 2N 4E	1979	1,040
174-65-065	HADL JOHN/DIANA	6150 N SCOTTSDALE RD 47 PARADISE VALLEY 85253	33.52689	-111.9271	20100531727	6/22/2010			205-18	205	18	ALAMOS AMD	768.6	47	10 2N 4E	1979	1,056
174-65-066	LOMBARDO FAMILY LLLP	6150 N SCOTTSDALE RD 48 PARADISE VALLEY 85253	33.52685	-111.9271	2001230908	12/13/2020			205-18	205	18	ALAMOS AMD	264.6	48	10 2N 4E	1979	1,056
174-65-067	WALKER ANDREW J/ELIZABETH A	6150 N SCOTTSDALE RD 49 PARADISE VALLEY 85253	33.52695	-111.9271	20050599459	5/5/2005	4/1/2005	300000	205-18	205	18	ALAMOS AMD	543.3	49	10 2N 4E	1979	1,040
174-65-068	BAYSE MICHELLE MITCHELL/HAGEMANN BRUCE A	6150 N SCOTTSDALE RD 50 PARADISE VALLEY 85253	33.52698	-111.927	20110128964	2/10/2011		185000	205-18	205	18	ALAMOS AMD	510.4	50	10 2N 4E	1979	1,040
174-65-069	DENIS NIKKOLAS/JORDYN D	6150 N SCOTTSDALE RD 51 PARADISE VALLEY 85253	33.52703	-111.927	20210558106	5/18/2021	5/1/2021	390000	205-18	205	18	ALAMOS AMD	757	51	10 2N 4E	1979	1,056
174-65-070	RICHARD G LAVIGNE TRUST	6150 N SCOTTSDALE RD 52 PARADISE VALLEY 85253	33.52704	-111.927	20170904755	12/6/2017			205-18	205	18	ALAMOS AMD	230	52	10 2N 4E	1979	1,056
174-65-071	PV SCOTTSDALE HOTEL OWNER SPE LLC	6160 N SCOTTSDALE RD PARADISE VALLEY 85253	33.52785	-111.9289	20191038444	12/22/2019			1500-2E	1500	26	ANDAZ SCOTTSDALE LOT COMBINATION	964039	1	10 2N 4E	1980	
174-66-001	G CAMELBACK CEMETERY	6820 E McDONALD DR PARADISE VALLEY 85253	33.5244	-111.9328	NOD-19304	12/24/1993							65079		10 2N 4E		
174-66-002E	MILLER CAROLYN	6930 E McDONALD DR PARADISE VALLEY 85253	33.52457	-111.9306	20110519004	6/21/2011							47132		10 2N 4E	2002	5,052
174-66-002F	HAPPY VALLEY INVESTMENT GROUP LLC	6924 E McDONALD DR PARADISE VALLEY 85253	33.52454	-111.9311	20220652018	8/17/2022	8/1/2022	1650000					47219		10 2N 4E		
174-66-002G	IBEX TRUST	6920 E McDONALD DR PARADISE VALLEY 85253	33.52454	-111.9316	20180043403	1/17/2018							49310		10 2N 4E	1960	2,853
174-66-002H	C & C HUTCHISON FAMILY TRUST	6021 N MOCKINGBIRD LN PARADISE VALLEY 85253	33.52469	-111.9339	20210922907	8/25/2021							43255		10 2N 4E	1967	2,169
174-66-002J	MILLER LINDA	6806 E McDONALD DR PARADISE VALLEY 85253	33.52428	-111.9339	20200643410	7/16/2020							42404		10 2N 4E	1963	2,807
174-66-005	BELL AND 63RD INVESTMENTS LLC	6804 E VALLEY VISTA LN PARADISE VALLEY 85253	33.52731	-111.934	20090402781	5/5/2009			90-33	90	33	HIDDEN VILLAGE 14	48849	1	10 2N 4E	1961	2,463
174-66-006	ROSS GENO G	6806 E VALLEY VISTA LN PARADISE VALLEY 85253	33.52738	-111.9333	20170120264	2/16/2017	2/1/2017	965000	90-33	90	33	HIDDEN VILLAGE 14	42586	2	10 2N 4E	1960	3,672
174-66-007	PFITZER KARL F/VICKIE RAE	6808 E VALLEY VISTA LN PARADISE VALLEY 85253	33.52739	-111.9326	20081080806	12/22/2008			90-33	90	33	HIDDEN VILLAGE 14	44347	3	10 2N 4E	1960	2,478
174-66-008	HRM-SMM LLC	6810 E VALLEY VISTA LN PARADISE VALLEY 85253	33.52743	-111.9318	20200919243	9/28/2020	8/1/2020	3770000	90-33	90	33	HIDDEN VILLAGE 14	45879	4	10 2N 4E	2014	6,788
174-66-009	YAMASHIRO DANIEL/KRISTINE	6812 E VALLEY VISTA LN PARADISE VALLEY 85253	33.52722	-111.9313	20110529441	6/23/2011	6/1/2011	440000	90-33	90	33	HIDDEN VILLAGE 14	52202	5	10 2N 4E	2014	3,622
174-66-010	MANLEY COLLEEN CHRISTA	6136 N QUAIL RUN RD PARADISE VALLEY 85253	33.52743	-111.9306	20211101227	10/12/2021			90-33	90	33	HIDDEN VILLAGE 14	44889	6	10 2N 4E	1959	3,582
174-66-011	FRED AND COLLEEN STEINBERG TRUST	6118 N QUAIL RUN RD PARADISE VALLEY 85253	33.52688	-111.9306	20140643491	9/28/2014			90-33	90	33	HIDDEN VILLAGE 14	43160	7	10 2N 4E	1992	3,455
174-66-012	CASA DE VALLEY VISTA LLC	6814 E VALLEY VISTA LN PARADISE VALLEY 85253	33.5266	-111.9313	20110757894	9/12/2011			90-33	90	33	HIDDEN VILLAGE 14	43404	8	10 2N 4E	2020	9,976
174-66-013	SOLE AND SEPARATE LLC/SEEMA AHLUWALIA PERSONAL RESID	6809 E VALLEY VISTA LN PARADISE VALLEY 85253	33.52665	-111.9322	20210320852	3/22/2021			90-33	90	33	HIDDEN VILLAGE 14	43946	9	10 2N 4E	2009	9,796
174-66-014	DOYLE D JAMES/PHYLLIS J TR	6807 E VALLEY VISTA LN PARADISE VALLEY 85253	33.52663	-111.9327	19920437267	8/6/1992			90-33	90	33	HIDDEN VILLAGE 14	43592	10	10 2N 4E	1962	1,907
174-66-015	COBB REVOCABLE LIVING TRUST	6805 E VALLEY VISTA LN PARADISE VALLEY 85253	33.52662	-111.9333	20191053487	12/29/2019			90-33	90	33	HIDDEN VILLAGE 14	43341	11	10 2N 4E	2018	6,590
174-66-016	TOOFAN MARC P/KERIC NATASHA	6802 E VALLEY VISTA LN PARADISE VALLEY 85253	33.52666	-111.9341	20160798693	10/30/2016	9/1/2016	1400000	90-33	90	33	HIDDEN VILLAGE 14	42563	12	10 2N 4E	1960	3,879
174-66-017	PIROOZ LLC	6828 E VALLEY VISTA LN PARADISE VALLEY 85253	33.52587	-111.9341	20210501569	5/4/2021	4/1/2021	1900000	90-33	90	33	HIDDEN VILLAGE 14	43148	13	10 2N 4E	1990	6,990
174-66-018	BONNEM KENNETH C/FRIEDMAN MARTHA A	6825 E VALLEY VISTA LN PARADISE VALLEY 85253	33.52594	-111.9333	20130724177	8/7/2013	4/1/2013	550000	90-33	90	33	HIDDEN VILLAGE 14	43412	14	10 2N 4E	1960	2,931
174-66-019	GRAY BENJAMIN	6823 E VALLEY VISTA LN PARADISE VALLEY 85253	33.52596	-111.9327	20190898895	11/6/2019	9/1/2019	1060000	90-33	90	33	HIDDEN VILLAGE 14	44355	15	10 2N 4E	2020	6,343
174-66-020	CAIRNS RICHARD A	6821 E VALLEY VISTA LN PARADISE VALLEY 85253	33.52597	-111.9322	1994069568	9/8/1994	8/1/1994	235000	90-33	90	33	HIDDEN VILLAGE 14	44387	16	10 2N 4E	1960	2,141
174-66-021	FLIPPER TRUST	6816 E VALLEY VISTA LN PARADISE VALLEY 85253	33.52604	-111.9313	20210664017	6/15/2021	6/1/2021	1650000	90-33	90	33	HIDDEN VILLAGE 14	44418	17	10 2N 4E		
174-66-022	RASMUSSEN LIVING TRUST	6102 N QUAIL RUN RD PARADISE VALLEY 85253	33.52633	-111.9306	20200656517	7/21/2020			90-33	90	33	HIDDEN VILLAGE 14	43007	18	10 2N 4E	1960	2,110
174-66-023	LEWIS JULIANNE N TR	6044 N QUAIL RUN RD PARADISE VALLEY 85253	33.52579	-111.9306	20080885583	10/13/2008			90-33	90	33	HIDDEN VILLAGE 14	43454	19	10 2N 4E	1995	4,440
174-66-024	RINK GLENN R	6028 N QUAIL RUN RD PARADISE VALLEY 85253	33.52524	-111.9306	20031175060	8/24/2003	8/1/2003	785000	90-33	90	33	HIDDEN VILLAGE 14	43318	20	10 2N 4E	1978	3,202
174-66-025	PARADISE VILLAGE ENTERPRISES LLC	6818 E VALLEY VISTA LN PARADISE VALLEY 85253	33.52543	-111.9313	20200115076	2/10/2020			90-33	90	33	HIDDEN VILLAGE 14	49493	21	10 2N 4E	1960	3,686
174-66-026	MATTSON CRAIG/SLICK STACEY	6820 E VALLEY VISTA LN PARADISE VALLEY 85253	33.52519	-111.9318	20200672828	7/26/2020	7/1/2020	3775000	90-33	90	33	HIDDEN VILLAGE 14	44318	22	10 2N 4E	2019	6,359
174-66-027B	BROWN EDWARD H/JANINE H	6822 E VALLEY VISTA LN PARADISE VALLEY 85253	33.52521	-111.9326	19970010610	1/6/1997			90-33	90	33	HIDDEN VILLAGE 14	43979	23	10 2N 4E	1966	3,663
174-66-028	KALOS FAMILY LIVING TRUST	6824 E VALLEY VISTA LN PARADISE VALLEY 85253	33.52518	-111.9333	20160102605	2/17/2016			90-33	90	33	HIDDEN VILLAGE 14	45021	24	10 2N 4E	1975	4,277
174-66-029	KAREN STIEFEL REVOCABLE TRUST	6826 E VALLEY VISTA LN PARADISE VALLEY 85253	33.52522	-111.934	20211078573	10/5/2021	10/1/2021	4464916	90-33	90	33	HIDDEN VILLAGE 14	49303	25	10 2N 4E	2020	7,499
174-66-030	PARADISE VALLEY TOWN OF		33.52448	-111.9344	14746-0792	10/7/1980							2041		10 2N 4E		
174-66-031	KATHERINE HERBERGER SEPARATE PROPERTY TRUST	6918 E McDONALD DR PARADISE VALLEY 85253	33.52482	-111.9327	20170446312	6/18/2017			611-05	611	5	JENSEN LOT COMBINATION	76219	1	10 2N 4E	1978	3,819
174-67-007C	T ANN Siner FAMILY TRUST	6136 N MOCKINGBIRD LN PARADISE VALLEY 85253	33.52739	-111.9351	20210422204	4/14/2021	3/1/2021	4250000					44694		10 2N 4E	2008	7,589
174-67-008D	E J PROPERTY ESTATES LLC	6044 N MOCKINGBIRD LN PARADISE VALLEY 85253	33.52556	-111.9351	19990546404	6/6/1999	6/1/1999						44791		10 2N 4E	1970	2,619
174-67-010	REM FAMILY TRUST	6740 E VALLEY VISTA LN PARADISE VALLEY 85253	33.52671	-111.9349	20010532447	6/18/2001			124-24	124	24	VALLE VISTA 2	46408	1	10 2N 4E	1970	3,498
174-67-011	HAWKSWORTH DENNIS/FRANCES	6730 E VALLEY VISTA LN PARADISE VALLEY 85253	33.52684	-111.9354	20110941305	11/13/2011	11/1/2011	851000	124-24	124	24	VALLE VISTA 2	46330	2	10 2N 4E	1970	4,021
174-67-016A	LARKIN M CHRISTINE	6739 E VALLEY VISTA LN PARADISE VALLEY 85253	33.526	-111.9351	20150471601	6/29/2015	6/1/2015						45231	7	10 2N 4E	1970	2,929
174-67-025	PAUL ANTHONY ENDER AND SIMONE ENDER TRUST	6738 E ROVEY AVE PARADISE VALLEY 85253	33.5251	-111.9351	20140717603	10/28/2014	9/1/2014	3100000	864-31	864	31	RANCHO VALENCIA	43779	7	10 2N 4E	2014	6,902

Andaz Scottsdale Resort & Bungalows
 Properties within a 1,500 ft Radius of the Perimeter of the Resort
 as of November 10, 2022

Parcel Number	Owner	Property Address	IN CARE OF	TAX YR CUR	FCV CUR	LPV CUR	TAX YR PREV	FCV PREV	LPV PREV	LC CUR	LC PREV	PUC	JURISDICTION	CITY ZONING	FLOOR	APN
173-05-057	CITY OF PHOENIX	251 W. WASHINGTON ST														
173-05-058	GOLDSTEIN ANDREW/KAREN J	7219 E SOLANO DR SCOTTSDALE 85250		2023	474,200	271,326	2022	364,200	258,406	3.1	3.1	8550	SCOTTSDALE	R1-7		1
173-05-059	JEANETTE C GRISWOLD REVOCABLE TRUST	7213 E SOLANO DR SCOTTSDALE 85250		2023	564,700	332,760	2022	435,700	316,914	3.1	3.1	8550	SCOTTSDALE	R1-7		1
173-05-060	LEE MORGAN EVANS REVOCABLE TRUST(LEASE)	7207 E SOLANO DR SCOTTSDALE 85250		2023	510,600	302,045	2022	390,500	287,662	3.1	3.1	8550	SCOTTSDALE	R1-7		1
173-05-061	ADMAN IJAZ TRUST	7201 E SOLANO DR SCOTTSDALE 85250		2023	446,200	264,501	2022	340,100	251,906	3.1	3.1	8550	SCOTTSDALE	R1-7		1
173-05-062	BANK CASEY	7202 E SOLANO DR SCOTTSDALE 85250		2023	524,700	344,086	2022	401,700	327,701	3.1	3.1	8550	SCOTTSDALE	R1-7		1
173-05-063	FOX MELODY LEASE	7208 E SOLANO DR SCOTTSDALE 85250		2023	447,000	271,638	2022	336,100	258,703	3.2	3.2	8550	SCOTTSDALE	R1-7		1
173-05-064	BARBARA HAWKINS RESIDENCE TRUST	7214 E SOLANO DR SCOTTSDALE 85250		2023	519,000	334,466	2022	399,500	318,539	3.1	3.1	8550	SCOTTSDALE	R1-7		1
173-05-065	BAILEY GRADY JR (LEASE)	7220 E SOLANO DR SCOTTSDALE 85250		2023	502,700	294,365	2022	387,300	280,348	3.1	3.1	8550	SCOTTSDALE	R1-7		1
173-05-066	RIECK STEVEN I/DEBRA (IMPROVEMENTS)	7226 E SOLANO DR SCOTTSDALE 85250		2023	498,200	331,908	2022	382,500	316,103	3.1	3.1	8550	SCOTTSDALE	R1-7		1
173-05-067	AGEE WILLIAM S/BRENDA B (LEASE)	7232 E SOLANO DR SCOTTSDALE 85250		2023	569,500	304,835	2022	437,700	290,319	3.1	3.1	8550	SCOTTSDALE	R1-7		1
173-05-084	PHASE FOUR HOMEOWNERS ASSOCIATION INC (LEASE)		FIRST SERVICE RESIDENTIAL	2023	456,000	776	2022	228,900	739	3.1	3.1	8590	SCOTTSDALE	R1-7		1
173-05-085	PHASE FOUR HOMEOWNERS ASSOCIATION INC (LEASE)		FIRST SERVICE RESIDENTIAL	2023	74,900	776	2022	37,600	739	3.1	3.1	8590	SCOTTSDALE	R1-7		1
173-05-097	PHASE FOUR HOMEOWNERS ASSOCIATION INC (LEASE)		FIRST SERVICE RESIDENTIAL	2023	600	315	2022	300	300	3.1	3.1	8590	SCOTTSDALE	R1-7		1
173-05-098	PHASE FOUR HOMEOWNERS ASSOCIATION INC (LEASE)		FIRST SERVICE RESIDENTIAL	2023	2,000	776	2022	1,000	739	3.1	3.1	8590	SCOTTSDALE	R1-7		1
173-05-107	ADAMS JERRY W	7209 E MCDONALD DR 1 SCOTTSDALE 85250		2023	518,800	341,588	2022	416,200	325,322	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-108	TATIANA ALBRECHT TRUST	7209 E MCDONALD DR 2 SCOTTSDALE 85250	ALBRECHT TATIANA N	2023	634,200	448,852	2022	510,200	427,478	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-109	VIRGINIA A HARRIS TRUST	7209 E MCDONALD DR 3 SCOTTSDALE 85250	HARRIS VIRGINIA A TR	2023	502,700	335,087	2022	401,700	319,130	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-110	7209 MCDONALD 04 LLC	7209 E MCDONALD DR 4 SCOTTSDALE 85250		2023	632,500	393,002	2022	508,800	374,288	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-111	GRAICHEN MARISOL CALVILLO	7209 E MCDONALD DR 5 SCOTTSDALE 85250		2023	524,100	327,258	2022	418,800	311,674	4.1	4.1	745	SCOTTSDALE	R-4R		1
173-05-112	BROEKER SUSAN R & STEVEN C BRUNI	7209 E MCDONALD DR 6 SCOTTSDALE 85250		2023	518,800	341,588	2022	416,200	325,322	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-113	BAGNESCHI ANTHONY/ANDREA	7209 E MCDONALD DR 7 SCOTTSDALE 85250		2023	517,800	339,521	2022	415,800	323,353	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-114	BRANDT BEVERLY KAY	7209 E MCDONALD DR 8 SCOTTSDALE 85250		2023	640,800	446,338	2022	516,700	425,084	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-115	7209 MCDONALD 09 LLC	7209 E MCDONALD DR 9 SCOTTSDALE 85250		2023	479,500	333,167	2022	383,700	317,302	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-116	PACIFIC PREMIER TRUST (CUSTODIAN)	7209 E MCDONALD DR 10 SCOTTSDALE 85250	FBO CASEY MARGARET M IRA	2023	645,000	446,338	2022	520,500	425,084	4.2	4.2	745	SCOTTSDALE	R-4R		1
173-05-117	MACKENZIE ROBERT	7209 E MCDONALD DR 11 SCOTTSDALE 85250		2023	476,600	333,167	2022	381,500	317,302	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-118	SYLVA DEBORAH L	7209 E MCDONALD DR 12 SCOTTSDALE 85250		2023	520,200	339,521	2022	418,500	323,353	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-119	GRIFFIN FARAH	7209 E MCDONALD DR 13 SCOTTSDALE 85250		2023	522,000	339,521	2022	419,800	323,353	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-120	STRILPIN CINDY W/JAMES W	7209 E MCDONALD DR 14 SCOTTSDALE 85250		2023	540,200	367,744	2022	437,800	350,232	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-121	WATTERWORTH JERRY J/KRANZ LAWRENCE H	7209 E MCDONALD DR 15 SCOTTSDALE 85250		2023	520,000	377,982	2022	420,000	359,983	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-122	ARMON 525 LLC	7209 E MCDONALD DR 16 SCOTTSDALE 85250		2023	669,600	476,104	2022	544,500	453,432	4.1	4.1	745	SCOTTSDALE	R-4R		1
173-05-123	BRODERICK BARBARA A/ETCHEVERRY MARILYN K	7209 E MCDONALD DR 17 SCOTTSDALE 85250		2023	531,300	373,717	2022	429,200	355,921	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-124	OCANA ANN	7209 E MCDONALD DR 18 SCOTTSDALE 85250		2023	697,600	479,516	2022	567,600	456,682	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-125A	RESTATED ARTHUR DOUGLAS CHAMBERS II LIV TR	7209 E MCDONALD DR 19 SCOTTSDALE 85250		2023	544,800	279,766	2022	441,600	266,444	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-126	BAKER 2015 REVOCABLE TRUST	7209 E MCDONALD DR 20 SCOTTSDALE 85250	BAKER MARY G/CHAMBERS ARTHUR D II TR	2023	523,100	341,588	2022	420,200	325,322	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-127	KITLUA MICHAEL A	7209 E MCDONALD DR 21 SCOTTSDALE 85250		2023	542,700	370,301	2022	439,500	352,668	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-128	GOLDBERG ERMA L	7209 E MCDONALD DR 22 SCOTTSDALE 85250		2023	672,700	476,957	2022	546,500	454,245	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-129	BRAUN TIMOTHY C	7209 E MCDONALD DR 23 SCOTTSDALE 85250		2023	506,300	359,210	2022	408,300	342,105	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-130	IOSSI PAMELA J	7209 E MCDONALD DR 24 SCOTTSDALE 85250		2023	671,100	476,957	2022	545,200	454,245	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-131	QT HOLDINGS	7209 E MCDONALD DR 25 SCOTTSDALE 85250		2023	492,200	349,825	2022	396,800	333,167	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-132	MCRAINEY DEBRA LYNN	7209 E MCDONALD DR 26 SCOTTSDALE 85250		2023	542,000	370,301	2022	438,100	352,668	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-133	VUKAS FAMILY TRUST	7209 E MCDONALD DR 27 SCOTTSDALE 85250	VUKAS GERALD A TR	2023	543,300	370,301	2022	439,200	352,668	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-134	EUBANKS PAUL SCOTT/KAREN H TR	7209 E MCDONALD DR 28 SCOTTSDALE 85250		2023	658,500	476,957	2022	533,800	454,245	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-135	MARTIN RANDALL B/CYNTHIA L	7209 E MCDONALD DR 29 SCOTTSDALE 85250		2023	544,100	379,687	2022	438,200	361,607	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-136	TAYLOR ANN TR	7209 E MCDONALD DR 30 SCOTTSDALE 85250		2023	658,500	476,957	2022	533,800	454,245	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-137	TAYLOR ANN TR	7209 E MCDONALD DR 31 SCOTTSDALE 85250		2023	523,300	357,505	2022	421,500	340,481	4.1	4.1	745	SCOTTSDALE	R-4R		1
173-05-138	JOSE AND FRANCES BURRUEL TRUST	7209 E MCDONALD DR 32 SCOTTSDALE 85250	BURRUEL FRANCES A TR	2023	541,600	374,568	2022	437,800	356,731	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-139	ROSS TERRYL A	7209 E MCDONALD DR 33 SCOTTSDALE 85250		2023	542,700	370,301	2022	439,500	352,668	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-140	7209 MCDONALD 34 LLC	7209 E MCDONALD DR 34 SCOTTSDALE 85250		2023	503,100	357,505	2022	405,700	340,481	4.2	4.1	745	SCOTTSDALE	R-4R		1
173-05-141	FLAKE RODNEY J/JOYCE A TR	7209 E MCDONALD DR 35 SCOTTSDALE 85250		2023	658,500	476,957	2022	533,800	454,245	4.2	4.2	745	SCOTTSDALE	R-4R		1
173-05-142	DOUGHERTY FRED	7209 E MCDONALD DR 36 SCOTTSDALE 85250		2023	559,500	308,551	2022	451,200	293,858	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-143	DOUGLAS W CRAIG LIVING TRUST	7209 E MCDONALD DR 37 SCOTTSDALE 85250		2023	766,800	558,441	2022	624,100	531,849	3.1	3.1	740	SCOTTSDALE	R-4R		1
173-05-144	ORSCHLERN ROBIN K	7209 E MCDONALD DR 38 SCOTTSDALE 85250		2023	541,600	370,301	2022	437,800	352,668	4.1	4.1	745	SCOTTSDALE	R-4R		1
173-05-145	PACE KIMBERLY R/FURSE DAVID H	7209 E MCDONALD DR 39 SCOTTSDALE 85250		2023	542,000	370,301	2022	438,100	352,668	4.1	4.1	745	SCOTTSDALE	R-4R		1
173-05-146	7209 MCDONALD 40 LLC	7209 E MCDONALD DR 40 SCOTTSDALE 85250		2023	523,300	357,505	2022	421,500	340,481	4.2	3.1	745	SCOTTSDALE	R-4R		1
173-05-147	MYERS PAUL E III	7209 E MCDONALD DR 41 SCOTTSDALE 85250		2023	660,200	476,957	2022	535,200	454,245	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-148	BAYLESS ANGELYN PRITCHARD	7209 E MCDONALD DR 42 SCOTTSDALE 85250		2023	544,100	381,396	2022	438,200	363,234	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-149	THOMPSON DAVID I/SHARON M	7209 E MCDONALD DR 43 SCOTTSDALE 85250		2023	660,200	476,957	2022	535,200	454,245	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-150	BARNES NANCY A	7209 E MCDONALD DR 44 SCOTTSDALE 85250		2023	557,800	330,987	2022	451,000	359,170	3.1	4.2	745	SCOTTSDALE	R-4R		1
173-05-151	MILLS BRITTANY J	7209 E MCDONALD DR 45 SCOTTSDALE 85250		2023	540,100	370,301	2022	436,600	352,668	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-152	SCOTT A COLLETTI REVOCABLE LIVING TRUST	7209 E MCDONALD DR 46 SCOTTSDALE 85250		2023	544,100	349,825	2022	438,200	333,167	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-153	DAVID B HAY AND BRIDGET M HAY FAMILY TRUST	7209 E MCDONALD DR 47 SCOTTSDALE 85250	HAY DAVID B/BRIDGET M TR	2023	660,200	476,957	2022	535,200	454,245	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-154	BOURDAMIS SALLY H	7209 E MCDONALD DR 48 SCOTTSDALE 85250		2023	540,300	391,633	2022	434,700	372,984	3.1	3.1	740	SCOTTSDALE	R-4R		1
173-05-155	STRIKE DAVID J/DONITA V TR	7209 E MCDONALD DR 49 SCOTTSDALE 85250		2023	678,600	476,957	2022	551,300	454,245	4.1	4.1	745	SCOTTSDALE	R-4R		1
173-05-156	MARY E CLINGER TRUST/CLINGER BARBARA T	7209 E MCDONALD DR 50 SCOTTSDALE 85250		2023	542,700	370,301	2022	439,500	352,668	3.2	3.2	745	SCOTTSDALE	R-4R		1
173-05-157	LICCIARDI NATALIE F/MARC R	7209 E MCDONALD DR 51 SCOTTSDALE 85250		2023	648,100	452,397	2022	522,000	430,854	3.1	3.1	745	SCOTTSDALE	R-4R		1
173-05-158	PRINGLE SUSAN D TR	7209 E MCDONALD DR 52 SCOTTSDALE 85250		2023	520,600	333,167										

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Parcel Number	Owner	Property Address	IN CARE OF	TAX YR CUR	FCV CUR	LPV CUR	TAX YR PREV	FCV PREV	LPV PREV	LC CUR	LC PREV	PUC	JURISDICTION	CITY ZONING	FLOOR	APN
173-06-001D	CITY OF PHOENIX	251 W. WASHINGTON ST														
173-06-002	7001 PV LLC	7001 E MCDONALD DR	PARADISE VALLEY 85253	BARRY BALES	2023	909,700	511,474	2022	746,800	487,118	4.2	4.2	141	PARADISE VALLEY	R-43	1
173-06-003	SMITH IAN/HELEN	5901 N QUAIL RUN RD	PARADISE VALLEY 85253		2023	1,429,000	905,791	2022	1,153,000	862,658	4.1	4.1	141	PARADISE VALLEY	R-43	1
173-06-004	SSE DEVELOPMENT AZ LLC	7014 E PALO VERDE LN	PARADISE VALLEY 85253		2023	1,902,600	1,123,706	2022	1,631,500	1,070,196	4.1	4.1	141	PARADISE VALLEY	R-43	1
173-06-005	DEWANE MARK G/WENDY H	7028 E PALO VERDE LN	PARADISE VALLEY 85253		2023	2,306,200	1,452,713	2022	1,930,300	1,383,536	3.1	3.1	151	PARADISE VALLEY	R-43	1
173-06-006	JJJ STRATEGIES LLC	7040 E PALO VERDE LN	PARADISE VALLEY 85253		2023	1,208,300	760,230	2022	963,300	724,029	3.1	3.1	141	PARADISE VALLEY	R-43	1
173-06-007	WHITE J ROBERT JR/CHERYL G	5853 N 70TH PL	PARADISE VALLEY 85253		2023	1,440,100	899,476	2022	1,176,500	856,644	3.1	3.1	141	PARADISE VALLEY	R-43	1
173-06-008	TURCOTTE PAUL L/POLK SHANNON	5833 N 70TH PL	PARADISE VALLEY 85253		2023	1,831,000	1,431,069	2022	1,549,800	1,362,923	3.1	3.1	141	PARADISE VALLEY	R-43	1
173-06-009	KOSTERS WARREN C/DEBORAH L	5821 N 70TH PL	PARADISE VALLEY 85253		2023	1,139,600	665,247	2022	909,500	633,569	3.1	3.1	141	PARADISE VALLEY	R-43	1
173-06-010	HAYES BENJAMIN	5801 N 70TH PL	PARADISE VALLEY 85253		2023	1,948,000	1,180,056	2022	1,663,100	1,123,863	3.1	3.1	141	PARADISE VALLEY	R-43	1
173-06-011	JPM TRUST	5812 N 70TH PL	PARADISE VALLEY 85253	JOY P MACLEAN TR	2023	1,080,500	733,949	2022	874,600	698,999	3.1	3.1	141	PARADISE VALLEY	R-43	1
173-06-012	MARDIAN REVOCABLE TRUST	5826 N 70TH PL	PARADISE VALLEY 85253	JAMES K W/BARBARA W MARDIAN TRUSTEES	2023	1,728,800	1,082,409	2022	1,435,700	1,030,866	3.1	3.1	141	PARADISE VALLEY	R-43	1
173-06-013	JOSHUA FREY 2020 IRREVOCABLE TRUST	5840 N 70TH PL	PARADISE VALLEY 85253	FREY TINA TR	2023	3,458,200	2,627,078	2022	2,930,500	2,501,979	4.1	4.1	151	PARADISE VALLEY	R-43	1
173-06-014	WALKER CHRISTOPHER S/BRITTANY S	7007 E PALO VERDE LN	PARADISE VALLEY 85253		2023	1,771,600	1,086,165	2022	1,484,300	1,034,443	3.1	3.1	141	PARADISE VALLEY	R-43	1
173-06-015	SLESSMAN WILLIAM D/SARAH I TR	7001 E PALO VERDE LN	PARADISE VALLEY 85253		2023	3,265,500	2,084,135	2022	2,828,000	1,984,890	3.1	3.1	161	PARADISE VALLEY	R-43	1
173-06-016	COLE ANGELA	5833 N QUAIL RUN RD	PARADISE VALLEY 85253		2023	1,356,700	845,552	2022	1,112,200	805,288	3.1	3.1	141	PARADISE VALLEY	R-43	1
173-06-017	WESTHOUSE LAWRENCE E/MARY K	5817 N QUAIL RUN RD	PARADISE VALLEY 85253		2023	1,156,300	736,680	2022	912,100	701,600	3.1	3.1	141	PARADISE VALLEY	R-43	1
173-06-018	COPP JUSTIN P/JERIN L	5801 N QUAIL RUN RD	PARADISE VALLEY 85253		2023	1,623,700	893,255	2022	1,372,700	850,719	3.1	3.1	141	PARADISE VALLEY	R-43	1
173-06-020	LISA A GUIDA TRUST	7159 E MCDONALD DR	PARADISE VALLEY 85253		2023	478,800	299,484	2022	392,200	285,223	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-021	G-SPOT LLC	7161 E MCDONALD DR	PARADISE VALLEY 85253		2023	477,300	294,365	2022	391,500	280,348	4.2	4.2	8540	SCOTTSDALE	R-4	1
173-06-022	GERGES ASHRAF ADEL SAMY TR	7163 E MCDONALD DR	PARADISE VALLEY 85253		2023	655,300	427,559	2022	539,600	407,199	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-023	NATALIE R COHN TRUST	7165 E MCDONALD DR	PARADISE VALLEY 85253		2023	463,300	296,073	2022	379,000	281,974	4.1	4.1	8540	SCOTTSDALE	R-4	1
173-06-024	SCHRECK RYAN R/SOK CHANPHANA	7167 E MCDONALD DR	PARADISE VALLEY 85253		2023	478,700	296,073	2022	392,100	281,974	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-025	RUBLE CHRISTOPHER D	7169 E MCDONALD DR	PARADISE VALLEY 85253		2023	468,800	296,073	2022	384,000	281,974	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-026	FOWLER BEVERLY J	7137 E MCDONALD DR	PARADISE VALLEY 85253		2023	473,300	296,073	2022	387,700	281,974	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-027	RUBIN MICHAEL	7135 E MCDONALD DR	PARADISE VALLEY 85253		2023	471,700	296,073	2022	386,500	281,974	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-028	ABEL CAROL ANN	7133 E MCDONALD DR	PARADISE VALLEY 85253		2023	478,600	296,073	2022	392,600	281,974	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-029	ANDREW DONALD MAGEE AND SUSAN LEE MAGEE TRUST	7131 E MCDONALD DR	PARADISE VALLEY 85253		2023	494,200	294,365	2022	405,600	280,348	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-030	LUCIANO MARY ANN	7129 E MCDONALD DR	PARADISE VALLEY 85253		2023	485,000	294,365	2022	397,500	280,348	4.1	4.1	8540	SCOTTSDALE	R-4	1
173-06-031	PRATT NANCY M	7127 E MCDONALD DR	PARADISE VALLEY 85253		2023	476,500	296,073	2022	390,000	281,974	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-032	SUSAN L BAUM REVOCABLE TRUST	7125 E MCDONALD DR	PARADISE VALLEY 85253		2023	476,300	296,073	2022	389,800	281,974	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-033	WOLFF MICHELE/RODNEY A	7123 E MCDONALD DR	PARADISE VALLEY 85253		2023	478,300	294,365	2022	392,200	280,348	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-034	BUCKINGHAM RODNEY ERVIN/MARILYN MARGARET	7121 E MCDONALD DR	PARADISE VALLEY 85253		2023	480,600	301,194	2022	394,300	286,851	4.1	4.1	8540	SCOTTSDALE	R-4	1
173-06-035	LOSS LISA M	7119 E MCDONALD DR	PARADISE VALLEY 85253		2023	538,800	290,952	2022	441,800	277,097	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-036	STERNBERG FAMILY TRUST	7117 E MCDONALD DR	PARADISE VALLEY 85253	STERNBERG GREGORY D/PAMELA K TR	2023	564,700	357,505	2022	463,300	340,481	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-037	LAURA R PIERCE TRUST	7115 E MCDONALD DR	PARADISE VALLEY 85253		2023	478,000	296,073	2022	391,200	281,974	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-038	TROSHYNSKI JONATHAN/DOUMAS EDDY	7113 E MCDONALD DR	PARADISE VALLEY 85253		2023	477,300	294,365	2022	391,300	280,348	4.2	3.1	8540	SCOTTSDALE	R-4	1
173-06-039	SIEGEL FAMILY TRUST	7111 E MCDONALD DR	PARADISE VALLEY 85253	SIEGEL HAL/PAMELA TR	2023	507,700	294,365	2022	419,700	280,348	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-040	GABRIEL NICHOLAS/CAROL	7109 E MCDONALD DR	PARADISE VALLEY 85253		2023	508,200	296,073	2022	420,000	281,974	4.1	4.1	8540	SCOTTSDALE	R-4	1
173-06-041	MEGERDICHIAN V ROSETTE	7107 E MCDONALD DR	PARADISE VALLEY 85253		2023	492,200	329,347	2022	406,000	313,664	4.1	4.1	8540	SCOTTSDALE	R-4	1
173-06-042	TAJ D SABET REVOCABLE TRUST	7105 E MCDONALD DR	PARADISE VALLEY 85253		2023	530,100	299,484	2022	437,700	285,223	4.1	4.1	8540	SCOTTSDALE	R-4	1
173-06-043	TIMOTHY BRIAN JOSEPH	7103 E MCDONALD DR	PARADISE VALLEY 85253		2023	587,300	357,505	2022	485,500	340,481	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-044	SHINER MORTON/SONJA TR	7101 E MCDONALD DR	PARADISE VALLEY 85253	MORTON SHINER TRUST/SONJA SHINER TRUST	2023	507,500	286,685	2022	419,500	273,033	4.1	4.1	8540	SCOTTSDALE	R-4	1
173-06-045	BANSER FAMILY TRUST	7089 E MCDONALD DR	PARADISE VALLEY 85253	BANSER KAREN TR	2023	501,000	294,365	2022	414,000	280,348	4.1	4.1	8540	SCOTTSDALE	R-4	1
173-06-046	HORAK CURRY E/MONICA R	7087 E MCDONALD DR	PARADISE VALLEY 85253		2023	585,700	357,505	2022	484,200	340,481	4.1	4.1	8540	SCOTTSDALE	R-4	1
173-06-047	VALERIE A SCHWARTZ REVOCABLE LIVING TRUST	7085 E MCDONALD DR	PARADISE VALLEY 85253	SCHWARTZ VALERIE A/RANDY L TR	2023	499,300	299,484	2022	412,100	285,223	4.1	4.1	8540	SCOTTSDALE	R-4	1
173-06-048	DOUMAS EDDY/TROSHYNSKI JONATHAN	7083 E MCDONALD DR	PARADISE VALLEY 85253		2023	506,100	296,073	2022	418,300	281,974	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-049	KOSTERS JOHN HILTON/GINA L	7081 E MCDONALD DR	PARADISE VALLEY 85253		2023	524,000	296,073	2022	432,300	281,974	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-050	HICKS THOMAS H/SANDRA T TR	7079 E MCDONALD DR	PARADISE VALLEY 85253		2023	486,500	296,073	2022	401,100	281,974	4.1	4.1	8540	SCOTTSDALE	R-4	1
173-06-051	PETERSON HOLLY T	7077 E MCDONALD DR	PARADISE VALLEY 85253		2023	495,300	296,073	2022	409,100	281,974	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-052	MILLER CAROLE D	7075 E MCDONALD DR	PARADISE VALLEY 85253		2023	488,100	296,073	2022	402,800	281,974	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-053	HAMILTON ROBERT B/SNYDER KAREN J	7073 E MCDONALD DR	PARADISE VALLEY 85253		2023	585,700	357,505	2022	484,200	340,481	4.1	4.1	8540	SCOTTSDALE	R-4	1
173-06-054	RELKIN GINA L TR	7071 E MCDONALD DR	PARADISE VALLEY 85253		2023	534,500	304,603	2022	443,300	290,098	4.2	4.2	8540	SCOTTSDALE	R-4	1
173-06-055	KENNETH L WALLER FAMILY LIVING TRUST	7069 E MCDONALD DR	PARADISE VALLEY 85253		2023	501,100	299,484	2022	413,800	285,223	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-056	SHAW TYLER A/SIEFERT KELLEY	7067 E MCDONALD DR	PARADISE VALLEY 85253		2023	583,000	357,505	2022	481,600	340,481	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-057	SCIOCHINSKI BONNIE J/THOMAS M TR	7065 E MCDONALD DR	PARADISE VALLEY 85253		2023	482,100	296,073	2022	397,300	281,974	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-058	HEXTON PAMELA	7063 E MCDONALD DR	PARADISE VALLEY 85253		2023	488,200	296,073	2022	402,200	281,974	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-059	ADARSH AYYAR AND KAREN ANN GRAHAM REVOCABLE LIVING	7061 E MCDONALD DR	PARADISE VALLEY 85253		2023	583,800	357,505	2022	482,600	340,481	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-060	HEGGER RYAN G	7059 E MCDONALD DR	PARADISE VALLEY 85253		2023	500,800	299,484	2022	413,700	285,223	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-061	KNAPIK JEANNE M	7057 E MCDONALD DR	PARADISE VALLEY 85253		2023	506,700	296,073	2022	418,500	281,974	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-062	PERRY LIVING TRUST	7055 E MCDONALD DR	PARADISE VALLEY 85253	PERRY PAUL F/DARLENE B TR	2023	585,300	357,505	2022	484,000	340,481	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-063	WINTERLING FAMILY TRUST	7053 E MCDONALD DR	PARADISE VALLEY 85253	WINTERLING JOHN THOMAS/ALETA M TR	2023	504,000	296,073	2022	416,200	281,974	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-064	CROWLEY LIVING TRUST	7043 E MCDONALD DR	PARADISE VALLEY 85253	CROWLEY PATRICIA P TR	2023	467,200	296,073	2022	382,500	281,974	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-065	SANDERS KERI L	7045 E MCDONALD DR	PARADISE VALLEY 85253		2023	450,200	301,194	2022	366,700	286,851	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-066	HAMMOND JOHN WRAY III	7047 E MCDONALD DR	PARADISE VALLEY 85253		2023	474,100	296,073	2022	388,000	281,974	3.1	3.1	8540	SCOTTSDALE	R-4	1
173-06-067	KONG HERBERT JR/LYNN TR	7049 E MCDONALD DR	PARADISE VALLEY 85253		2023</											

Andaz Scottsdale Resort & Bungalows
 Properties within a 1,500 ft Radius of the Perimeter of the Resort
 as of November 10, 2022

Parcel Number	Owner	Property Address	IN CARE OF	TAX YR CUR	FCV CUR	LPV CUR	TAX YR PREV	FCV PREV	LPV PREV	LC CUR	LC PREV	PUC	JURISDICTION	CITY ZONING	FLOOR	APN
173-06-081	CITY OF PHOENIX	251 W. WASHINGTON ST														
173-06-082	WILCOX CHARLES E III/TURNER-WILCOX ANGELIE S	5852 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	398,300	203,070	2022	313,600	193,400	4.1	4.1	8540	SCOTTSDALE	R-4R	1	
173-06-083	KUCHLER LEONA S TR	5850 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	397,300	203,070	2022	312,700	193,400	4.1	4.1	8540	SCOTTSDALE	R-4R	1	
173-06-084	SOUTH MARSHA ANNETTE	5848 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	399,700	203,070	2022	314,600	193,400	4.1	4.1	8540	SCOTTSDALE	R-4R	1	
173-06-084	BALDWIN CHRISTOPHER	5846 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	397,300	203,070	2022	312,700	193,400	4.2	4.2	8540	SCOTTSDALE	R-4R	1	
173-06-085	PADILLA DANIEL M/RUIZ EDY E	5844 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	397,300	203,070	2022	312,700	193,400	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
173-06-086	WALMSLEY KIMBERLY	5842 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	398,300	203,070	2022	313,600	193,400	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
173-06-087	TALK REAL ESTATE LLC	5840 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	486,100	276,641	2022	387,200	263,468	4.2	4.2	8540	SCOTTSDALE	R-4R	1	
173-06-088	GULLICKSON DENISE	5836 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	481,800	259,730	2022	383,800	247,362	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
173-06-089	SUSAN SUKALA MOSHARRAFA LIVING TRUST	5832 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	582,300	340,402	2022	464,200	324,192	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
173-06-090	BIG JAKE TRUST	5828 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	550,500	313,059	2022	438,600	298,151	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
173-06-091	BARNETT DANIEL C/IOANNE	5824 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	481,800	259,730	2022	383,800	247,362	4.1	4.1	8540	SCOTTSDALE	R-4R	1	
173-06-092	IMPROVEMENT BY DESIGN LLC	5820 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	481,800	259,730	2022	383,800	247,362	4.2	3.1	8540	SCOTTSDALE	R-4R	1	
173-06-093	GRAY ROBERT A	5816 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	481,800	259,730	2022	383,800	247,362	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
173-06-094	ELLINGTON FAMILY TRUST/COWARD FAMILY TRUST	5812 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	481,800	259,730	2022	383,800	247,362	4.1	4.1	8540	SCOTTSDALE	R-4R	1	
173-06-095	SASS WARREN W/PAULINE TR	5808 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	549,000	313,059	2022	437,500	298,151	4.1	4.1	8540	SCOTTSDALE	R-4R	1	
173-06-096	CHLADEK RONALD	5806 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	549,000	313,059	2022	437,500	298,151	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
173-06-097	MERVIN W BOYCHUK LIVING TRUST	5804 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	481,800	259,730	2022	383,800	247,362	4.1	4.1	8540	SCOTTSDALE	R-4R	1	
173-06-098	NESSLY SUSAN ALMA	5802 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	484,700	259,730	2022	386,100	247,362	4.1	4.1	8540	SCOTTSDALE	R-4R	1	
173-06-099	HERBERT THORWALD JR/MOLLY JANE	5788 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	416,100	212,454	2022	330,100	202,337	4.2	4.2	8540	SCOTTSDALE	R-4R	1	
173-06-100	PARADISE VALLEY 5786 LLC	5786 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	414,700	212,454	2022	329,000	202,337	4.2	4.2	8540	SCOTTSDALE	R-4R	1	
173-06-101	JARVIS MICHAEL A/CAROLYN K TR	5784 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	414,700	212,454	2022	329,000	202,337	4.1	4.1	8540	SCOTTSDALE	R-4R	1	
173-06-102	MANSFIELD EDWARD T/MARGARET P	5780 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	417,200	212,454	2022	331,000	202,337	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
173-06-103	CROSS ALEC/LAURA	5776 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	414,700	212,454	2022	329,000	202,337	4.1	4.1	8540	SCOTTSDALE	R-4R	1	
173-06-104	JUDY MARIE MCNAMARA REVOCABLE TRUST	5772 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	415,800	212,454	2022	329,800	202,337	4.1	4.1	8540	SCOTTSDALE	R-4R	1	
173-06-105	MURRAY JOHN/REGINA	5768 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	413,600	212,454	2022	328,100	202,337	4.1	4.1	8540	SCOTTSDALE	R-4R	1	
173-06-106	SEXTON FAMILY DECLARATION OF TRUST	5766 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	447,200	252,779	2022	340,800	240,742	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
173-06-107	TERESA J NELSON LIVING TRUST	5764 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	414,700	212,454	2022	329,000	202,337	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
173-06-108	LOFTHOUSE JENIFER	5762 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	417,200	212,454	2022	331,000	202,337	4.1	3.1	8540	SCOTTSDALE	R-4R	1	
173-06-126	COLE DAVID/AMY	5710 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	398,300	203,070	2022	313,600	193,400	4.2	4.2	8540	SCOTTSDALE	R-4R	1	
173-06-127	RONALD L BREKKE REVOCABLE TRUST	5706 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	398,300	203,070	2022	313,600	193,400	4.1	4.1	8540	SCOTTSDALE	R-4R	1	
173-06-128	KALISH MARIA A/GOLDMAN MARIA E	5702 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	398,300	203,070	2022	313,600	193,400	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
173-06-129	EDWARDS DONALD M III/KRISTIN M	5838 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	416,100	212,454	2022	330,100	202,337	4.1	3.1	8540	SCOTTSDALE	R-4R	1	
173-06-130	ED LANDEEN LIVING TRUST	5834 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	413,600	212,454	2022	328,100	202,337	4.1	4.1	8540	SCOTTSDALE	R-4R	1	
173-06-131	MARIA I CERVANTES REVOCABLE TRUST	5830 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	549,000	313,059	2022	349,800	245,289	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
173-06-132	KORGES AARON E/KRISTINE M	5826 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	549,000	313,059	2022	437,500	298,151	4.2	4.1	8540	SCOTTSDALE	R-4R	1	
173-06-133	MCMAHON MICHAEL J/KATHERINE K	5822 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	552,300	313,059	2022	440,100	298,151	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
173-06-134	WEBB CHARLES P	5818 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	552,300	313,059	2022	440,100	298,151	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
173-06-135	5814 PARTNERS LLC	5814 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	413,600	212,454	2022	328,100	202,337	4.2	4.2	8540	SCOTTSDALE	R-4R	1	
173-06-136	DAVID P MCCORKLE AND ANN B MCCORKLE LIV TRUST	5810 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	420,800	212,454	2022	333,800	202,337	4.1	4.1	8540	SCOTTSDALE	R-4R	1	
173-06-137	2003 FLAHERTY FAMILY TRUST/FLAHERTY TRACY O	5782 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	417,200	212,454	2022	331,000	202,337	4.1	4.1	8540	SCOTTSDALE	R-4R	1	
173-06-138	OHALLORAN MICHAEL/KELLEY	5778 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	413,600	212,454	2022	328,100	202,337	4.1	4.1	8540	SCOTTSDALE	R-4R	1	
173-06-139	KANZ GARY ALLEN/MELODY LYNN	5774 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	550,800	313,059	2022	439,000	298,151	4.1	4.1	8540	SCOTTSDALE	R-4R	1	
173-06-140	K KIRK REVOCABLE TRUST	5770 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	547,500	313,059	2022	436,200	298,151	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
173-06-141	SNEDEN DAVID J/KRISTIN L	5752 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	417,200	212,454	2022	331,000	202,337	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
173-06-142	PAYNE F ROBERT/DOROTHY R TR	5748 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	414,700	212,454	2022	329,000	202,337	4.1	4.1	8540	SCOTTSDALE	R-4R	1	
173-06-143	COLE DAVID ROBERT/AMY MARLENE	5744 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	547,500	313,059	2022	436,200	298,151	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
173-06-144	SYKES JESSICA L	5740 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	549,000	313,059	2022	437,500	298,151	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
173-06-145	STEFANSIC ROBERT J/BETH A/JAMES A	5736 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	414,700	212,454	2022	329,000	202,337	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
173-06-146	JOANNE C SIMONS FAMILY TRUST	5732 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	414,700	212,454	2022	329,000	202,337	4.1	4.1	8540	SCOTTSDALE	R-4R	1	
173-06-147	JEON JUNG BAE	5716 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	549,000	313,059	2022	437,500	298,151	4.2	4.2	8540	SCOTTSDALE	R-4R	1	
173-06-148	KRSTEC AMANDA J/SCHLARB RORY	5712 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	549,000	313,059	2022	437,500	298,151	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
173-06-149	ESHRATI GLORIA	5708 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	414,700	212,454	2022	329,000	202,337	4.1	4.1	8540	SCOTTSDALE	R-4R	1	
173-06-150	LAMB JOHN/DARCI	5704 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	414,700	212,454	2022	329,000	202,337	4.2	4.2	8540	SCOTTSDALE	R-4R	1	
173-06-152A	VILLA DEL ORO ASSOC	5860 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	500	500	2022	500	500	4.8	4.8	261	SCOTTSDALE	R-4R	1	
173-07-001	SCOTTSDALE UNIFIED SCHOOL DISTRICT #48	6911 E MCDONALD DR	PARADISE VALLEY 85253	2023	#####	#####	2022	#####	#####	2.R	2.R	9690	PARADISE VALLEY	R-43S	1	
173-07-002	VALLEY UNITED PRESBYTERIAN CH	6947 E MCDONALD DR	PARADISE VALLEY 85253	2023	2,775,500	1,304,485	2022	1,710,300	1,418,210	2.R	2.R	9270	PARADISE VALLEY	SUP-P	1	
173-07-003	VALLEY UNITED PRESBYTERIAN CH	6947 E MCDONALD DR	PARADISE VALLEY 85253	2023	#####	#####	2022	#####	#####	2.R	2.R	9270	PARADISE VALLEY	SUP-P	1	
173-07-004B	VALLEY UNITED PRESBYTERIAN CH	6947 E MCDONALD DR	PARADISE VALLEY 85253	2023	8,809,500	6,252,318	2022	7,424,700	5,954,589	2.R	2.R	9270	PARADISE VALLEY	SUP-P	1	
173-07-004D	TEMPLE SOLEL PROPERTIES LLC	6805 E MCDONALD DR	PARADISE VALLEY 85253	2023	7,984,000	4,071,296	2022	6,665,700	3,877,425	2.R	2.R	9270	PARADISE VALLEY	SUP-P	1	
173-07-004F	SCOTTSDALE UNIFIED SCHOOL DISTRICT #48	6805 E MCDONALD DR	PARADISE VALLEY 85253	2023	8,511,500	3,448,914	2022	6,837,600	3,284,680	2.R	2.R	9690	PARADISE VALLEY	R-43S	1	
174-15-001C	LINSCOTT HOTEL CORP LEASE	6333 N SCOTTSDALE RD	SCOTTSDALE 85250	2023	#####	#####	2022	#####	#####	1.12	1.12	411	SCOTTSDALE	R-5	1	
174-15-001K	TIOA MASTER LIMITED PARTNERSHIP LEASE	6333 N SCOTTSDALE RD	SCOTTSDALE 85250	2023	8,772,900	8,490,195	2022	8,085,900	8,085,900	1.12	1.12	610	SCOTTSDALE	R-4R	1	
174-15-001L	FR SCOTTSDALE FORUM LLC	6263 N SCOTTSDALE RD	SCOTTSDALE 85250	2023	#####	#####	2022	#####	#####	1.12	1.12	1523	SCOTTSDALE	C-2	1	
174-15-001M	FR HILTON VILLAGE LLC	6137 N SCOTTSDALE RD	101 SCOTTSDALE 85250	2023	#####	#####	2022	#####	#####	1.12	1.12	1130	SCOTTSDALE	R-4R	1	
174-15-002	COX JAMES A	7302 E MALCOMB DR	SCOTTSDALE 85250	2023	838,100	283,274	2022	784,200	269,785	3.1	3.1	8550	SCOTTSDALE	R-4R	1	
174-15-003	KAURA ASHWANI K	7308 E MALCOMB DR	SCOTTSDALE 85250	2023	843,000	299,484	2022	788,800	285,223	4.1	4.1	8550	SCOTTSD			

Andaz Scottsdale Resort & Bungalows
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 as of November 10, 2022

Parcel Number	Owner	Property Address	IN CARE OF	TAX YR CUR	FCV CUR	LPV CUR	TAX YR PREV	FCV PREV	LPV PREV	LC CUR	LC PREV	PUC	JURISDICTION	CITY ZONING	FLOOR	APN
174-15-068B	CITY OF PHOENIX	251 W. WASHINGTON ST														
174-15-068B	JENSON NORMAN CARLTON JR	7308 E BERRIDGE LN SCOTTSDALE 85250		2023	412,200	151,448	2022	317,300	144,236	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
174-15-069B	CARLSON DAVID/KAREN	7302 E BERRIDGE LN SCOTTSDALE 85250		2023	430,100	163,471	2022	331,600	155,687	3.1	3.1	8547	SCOTTSDALE	R-4R	1	
174-15-070B	APPELL FELICE R TR	6050 N 73RD ST SCOTTSDALE 85250		2023	424,000	162,929	2022	326,200	155,170	3.1	3.1	8547	SCOTTSDALE	R-4R	1	
174-15-071B	GRANT WENDY MARIE	6044 N 73RD ST SCOTTSDALE 85250		2023	420,200	162,192	2022	323,200	154,469	3.1	3.1	8547	SCOTTSDALE	R-4R	1	
174-15-072B	ROCHELLE WAX TRUST 2000 (LEASE)	6038 N 73RD ST SCOTTSDALE 85250		2023	426,000	162,967	2022	327,700	155,207	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
174-15-073B	LAMBRAKIS SUSAN	6032 N 73RD ST SCOTTSDALE 85250		2023	337,600	119,880	2022	258,200	114,171	4.1	4.1	8540	SCOTTSDALE	R-4R	1	
174-15-074B	COLLIGNON BRIAN DAVID/JOAN L	7301 E SOLCITO LN SCOTTSDALE 85250		2023	458,800	250,232	2022	352,500	238,316	4.2	4.2	8547	SCOTTSDALE	R-4R	1	
174-15-075B	DUNMIRE TERRANCE	7307 E SOLCITO LN SCOTTSDALE 85250		2023	22,000	22,000	2022	22,000	22,000	3.1	3.1	8570	SCOTTSDALE	R-4R	1	
174-15-076B	DUNMIRE TERRANCE	7311 E SOLCITO LN SCOTTSDALE 85250		2023	493,200	182,174	2022	380,000	173,499	4.1	4.1	8540	SCOTTSDALE	R-4R	1	
174-15-079B	GARI LISA	7320 E ROVEY AVE SCOTTSDALE 85250		2023	360,300	135,356	2022	275,500	128,910	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
174-15-080B	BOOTH PATRICK L/CAROL A	7314 E ROVEY AVE SCOTTSDALE 85250		2023	400,600	134,888	2022	306,000	128,465	3.1	3.1	8547	SCOTTSDALE	R-4R	1	
174-15-081B	LONG LISA R	7308 E ROVEY AVE SCOTTSDALE 85250		2023	419,600	157,695	2022	322,800	150,186	4.1	4.1	8547	SCOTTSDALE	R-4R	1	
174-15-082B	MFB TRUST	7302 E ROVEY AVE SCOTTSDALE 85250	FBO BOYKIN COULTER	2023	389,700	152,303	2022	298,700	145,050	3.1	3.1	8547	SCOTTSDALE	R-4R	1	
174-15-083B	RIGHT CARE RIGHT NOW STAFFING LLC	7309 E ROVEY AVE SCOTTSDALE 85250		2023	562,500	316,924	2022	427,100	301,832	4.2	4.2	8547	SCOTTSDALE	R-4R	1	
174-15-084B	JOHN & CHERI NANSEN TRUST	7315 E ROVEY AVE SCOTTSDALE 85250		2023	407,100	152,613	2022	310,700	145,346	4.1	4.1	8547	SCOTTSDALE	R-4R	1	
174-15-085B	WALSH JOSEPH A/BERYL A TR	7321 E ROVEY AVE SCOTTSDALE 85250		2023	401,200	152,030	2022	306,300	144,790	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
174-15-100	FITZGERALD CATHEEN	7319 E VALLEY VISTA DR SCOTTSDALE 85250		2023	477,600	195,001	2022	367,700	185,715	4.1	4.1	8540	SCOTTSDALE	R-4R	1	
174-15-101	TRUST AGREEMENT OF SANDRA L BROWN	7313 E VALLEY VISTA DR SCOTTSDALE 85250	BROWN SANDRA L/VANDEVENTER NATALIE B TR	2023	454,200	181,776	2022	349,200	173,120	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
174-15-102	WIENS CHRIS/BELINDA	7307 E VALLEY VISTA DR SCOTTSDALE 85250		2023	465,000	185,888	2022	358,200	177,036	4.2	4.2	8540	SCOTTSDALE	R-4R	1	
174-15-103	O'CONNOR FAMILY TRUST	7302 E VALLEY VISTA DR SCOTTSDALE 85250		2023	459,500	188,991	2022	354,500	179,991	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
174-15-104	SANDRA K SCHRECK REVOCABLE TRUST	7308 E VALLEY VISTA DR SCOTTSDALE 85250	O'CONNOR ARTHUR J III/ELEANOR MARIE TR	2023	473,300	195,893	2022	364,000	186,565	4.1	4.1	8540	SCOTTSDALE	R-4R	1	
174-15-105	BUAN ANDREW/CASTRO JACQUELINE	7314 E VALLEY VISTA DR SCOTTSDALE 85250		2023	528,800	206,715	2022	408,600	196,871	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
174-15-106	ARNOLD JOHN VAN DER MOLEN REVOCABLE TRUST	7320 E VALLEY VISTA DR SCOTTSDALE 85250		2023	431,600	173,828	2022	331,700	165,550	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
174-15-109	BOLE JAMES R JR/SUZANNE M TR LEASE	7319 E KEIM DR SCOTTSDALE 85250		2023	467,600	184,451	2022	360,700	175,668	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
174-15-110	JOZEFKOWICZ JACEK/THERESA	7307 E KEIM DR SCOTTSDALE 85250		2023	525,000	197,253	2022	406,000	187,860	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
174-15-111	BERNARD FAMILY REVOCABLE TRUST (LEASE)	7302 E KEIM DR SCOTTSDALE 85250	BERNARD STEPHEN Z/ELIZABETH A TR	2023	533,800	294,328	2022	402,800	280,312	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
174-15-112	CITARELLO JOE L	7308 E KEIM DR SCOTTSDALE 85250		2023	458,600	182,786	2022	353,000	174,082	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
174-15-113	NATIONSTAR MORTGAGE LLC	7313 E ROSE LN SCOTTSDALE 85250		2023	495,000	199,811	2022	382,100	190,296	4.1	4.1	8540	SCOTTSDALE	R-4R	1	
174-15-114	SHELLY R GORDON TRUST	7320 E KEIM DR SCOTTSDALE 85250		2023	516,200	218,623	2022	399,500	208,212	4.1	4.1	8540	SCOTTSDALE	R-4R	1	
174-15-123	WHITLOW KATHERINE S LEASE	7319 E ROSE LN SCOTTSDALE 85250		2023	458,300	191,048	2022	352,300	181,950	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
174-15-124	ANDERSON THEODORE LEE	7307 E ROSE LN SCOTTSDALE 85250		2023	502,300	210,825	2022	387,700	200,786	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
174-15-125	WERNER HENRY H/SARA M	7302 E ROSE LN SCOTTSDALE 85250		2023	483,100	197,020	2022	373,100	187,638	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
174-15-126	LINDA L HICKS TRUST	7308 E ROSE LN SCOTTSDALE 85250		2023	548,300	233,978	2022	424,300	222,836	3.1	3.1	8540	SCOTTSDALE	R-4R	1	
174-15-127	BERENTSEN LIVING TRUST	7314 E ROSE LN SCOTTSDALE 85250	BERENTSEN THOMAS R/LISA M TR	2023	475,300	179,664	2022	366,600	171,091	4.1	4.1	8540	SCOTTSDALE	R-4R	1	
174-15-128	LINDSEY YANCY B/STACEY G	7320 E ROSE LN SCOTTSDALE 85250		2023	451,500	179,604	2022	347,700	171,051	4.2	4.2	8540	SCOTTSDALE	R-4R	1	
174-15-145	W J SMALL GRANDCHILDRENS TRUST/ETAL			2023	500	500	2022	500	500	3.1	3.1	252	SCOTTSDALE	R-4R	1	
174-15-149	W J SMALL GRANDCHILDRENS TRUST/ETAL			2023	500	500	2022	500	500	3.1	3.1	262	SCOTTSDALE	R-4R	1	
174-15-150	W J SMALL GRANDCHILDRENS TRUST/ETAL			2023	500	500	2022	500	500	3.1	3.1	262	SCOTTSDALE	R-4R	1	
174-15-153	W J SMALL GRANDCHILDRENS TRUST/ETAL			2023	500	500	2022	500	500	3.1	3.1	262	SCOTTSDALE	R-4R	1	
174-15-154	W J SMALL GRANDCHILDRENS TRUST/ETAL			2023	500	500	2022	500	500	3.1	3.1	262	SCOTTSDALE	R-4R	1	
174-15-155	W J SMALL GRANDCHILDRENS TRUST/ETAL			2023	500	500	2022	500	500	3.1	3.1	262	SCOTTSDALE	R-4R	1	
174-15-156	ANDREW B GREESS AND WENDY J GREESS TRUST	6314 N 73RD ST SCOTTSDALE 85250		2023	518,100	224,826	2022	394,000	214,120	3.1	3.1	746	SCOTTSDALE	R-4R	1	
174-15-157	FIREBALL LIVING TRUST	6308 N 73RD ST SCOTTSDALE 85250	JAPPE BROOKE MARIE TR	2023	459,300	182,591	2022	348,300	173,896	3.1	3.1	746	SCOTTSDALE	R-4R	1	
174-15-158	WINN KURT/PATRICIA	6302 N 73RD ST SCOTTSDALE 85250		2023	460,000	182,473	2022	349,100	173,784	3.2	3.2	746	SCOTTSDALE	R-4R	1	
174-15-159	WEISSBLUTH JOY	6264 N 73RD ST SCOTTSDALE 85250		2023	474,100	166,612	2022	361,000	158,678	3.1	3.1	746	SCOTTSDALE	R-4R	1	
174-15-160	BRANCO TRUST	6258 N 73RD ST SCOTTSDALE 85250		2023	490,800	205,010	2022	372,800	195,248	3.2	3.2	746	SCOTTSDALE	R-4R	1	
174-15-161	CRAMER SALLY	6252 N 73RD ST SCOTTSDALE 85250		2023	527,000	218,000	2022	401,600	207,619	3.1	3.1	746	SCOTTSDALE	R-4R	1	
174-15-162	MAI JOHN	7301 E CLAREMONT ST SCOTTSDALE 85250		2023	455,200	182,515	2022	345,200	173,824	3.1	3.1	746	SCOTTSDALE	R-4R	1	
174-15-163	MILLER SCOTT E/PHYLLIS P (LEASE)	7307 E CLAREMONT ST SCOTTSDALE 85250		2023	446,200	179,102	2022	342,600	170,573	3.1	3.1	746	SCOTTSDALE	R-4R	1	
174-15-164	CHAD AND MEHRI VANMOORLEHEM FAMILY REVOCABLE LIVIN	7313 E CLAREMONT ST SCOTTSDALE 85250		2023	410,800	154,825	2022	314,600	147,452	3.1	3.1	746	SCOTTSDALE	R-4R	1	
174-15-165	CAWLEY KEVIN/CYNTHIA M	7319 E CLAREMONT ST SCOTTSDALE 85250		2023	487,600	203,923	2022	374,800	194,212	4.1	4.1	746	SCOTTSDALE	R-4R	1	
174-15-166	LOW JODETTE B	7325 E CLAREMONT ST SCOTTSDALE 85250		2023	535,300	213,774	2022	413,600	203,594	3.1	3.1	746	SCOTTSDALE	R-4R	1	
174-15-182	CHAPMAN CAROL A TR	7325 E CITRUS SCOTTSDALE 85250		2023	493,600	204,196	2022	379,500	194,472	3.1	3.1	746	SCOTTSDALE	R-4R	1	
174-15-183	ENTZMINGER KELLY M	7319 E CITRUS SCOTTSDALE 85250		2023	477,100	196,436	2022	366,800	187,082	3.1	3.1	746	SCOTTSDALE	R-4R	1	
174-15-184	FASSERO JEFFREY/CATHY E	7313 E CITRUS SCOTTSDALE 85250		2023	487,700	203,923	2022	375,000	194,212	3.1	3.1	746	SCOTTSDALE	R-4R	1	
174-15-185	SCOTT THOMAS E/JUNE L (LEASE)	7314 E MARLETTE AVE SCOTTSDALE 85250		2023	495,500	204,893	2022	380,800	195,136	3.1	3.1	746	SCOTTSDALE	R-4R	1	
174-15-186	REED BRADFORD CUTLER LIVING TRUST	7320 E MARLETTE AVE SCOTTSDALE 85250		2023	481,700	203,262	2022	370,300	193,583	3.1	3.1	746	SCOTTSDALE	R-4R	1	
174-15-187	CASEY ARTHUR M JR/MARJORIE M TR LEASE	7326 E MARLETTE AVE SCOTTSDALE 85250		2023	493,100	204,117	2022	379,100	194,397	3.1	3.1	746	SCOTTSDALE	R-4R	1	
174-15-194	HALPIN DAVID SEAN/MARGARET LOUISE	7325 E MARLETTE AVE SCOTTSDALE 85250		2023	524,100	217,187	2022	404,100	206,845	3.1	3.1	746	SCOTTSDALE	R-4R	1	
174-15-195	OLIVER BARBARA/HENRY	7319 E MARLETTE AVE SCOTTSDALE 85250		2023	444,700	179,102	2022	341,300	170,573	3.1	3.1	746	SCOTTSDALE	R-4R	1	
174-15-196	MARLETTE 7313 LLC	7313 E MARLETTE AVE SCOTTSDALE 85250		2023	507,500	204,117	2022	390,800	194,397	4.1	4.1	746	SCOTTSDALE	R-4R	1	
174-15-197	FREDRICKSON ROBERT J/BARBARA ANN	7314 E CLAREMONT ST SCOTTSDALE 85250		2023	533,700	218,000	2022	412,300	207,619	3.1	3.1	746	SCOTTSDALE	R-4R	1	
174-15-198	REAL GYM EQUIPMENT LLC	7320 E CLAREMONT ST SCOTTSDALE 85250		2023	493,000	204,117	2022	379,000	194,397	4.1	4.1	746	SCOTTSDALE	R-4R	1	
174-15-199	GREGORY MARLAND FISCHER IRREVOCABLE TRUST	7326 E CLAREMONT ST SCOTTSDALE 85250	FISCHER KAREN SUE TR	2023	442,100	204,814	2022	339,300	195,061	4.1	4.1	746	SCOTTSDALE	R-4R	1	
174-15-203	W J SMALL GRANDCHILDRENS TRUST/ETAL		PLANNED DEVELOPMENT SERVICES	2023	500	500	2022	500	500	3.1	3.1	716	SCOTTSDALE	R-4R	1	
174-15-204	W J SMALL GRANDCHILDRENS TRUST/ETAL		PLANNED DEVELOPMENT SERVICES	2023	500	500	2022	500	500	3.1	3.1	716	SCOTTSDALE	R-4R	1	
174-15-205	W J SMALL GRANDCHILDRENS TRUST/ETAL		PLANNED DEVELOPMENT SERVICES	2023	500	500	2022	500	500	3.1	3.1	716	SCOTTSDALE	R-4R	1	
174-15-206	W J SMALL GRANDCHILDRENS TRUST/ETAL		PLANNED DEVELOPMENT SERVICES	2023	500	500	2022	500	500	3.1						

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174-18-005D	CITY OF PHOENIX	251 W. WASHINGTON ST														
174-18-005E	NARNIA II LLC	6615 N SCOTTSDALE RD	SCOTTSDALE 85250	2023	2,151,400	1,217,147	2022	2,172,600	1,159,188	1.12	1.12	1512	SCOTTSDALE	C-O	1	
174-18-005F	LINCOLN SCOTTSDALE BUILDING LLC	6625 N SCOTTSDALE RD	SCOTTSDALE 85250	2023	1,972,100	1,673,388	2022	2,143,000	1,593,703	1.12	1.12	1511	SCOTTSDALE	R-AR	1	
174-18-005G	ROBERT ONG HING AND ALICE Y HING FAMILY TRUST	6609 N SCOTTSDALE RD	SCOTTSDALE 85250	2023	2,128,500	1,627,343	2022	2,155,900	1,549,850	1.12	1.12	1512	SCOTTSDALE	C-O	1	
174-18-005H	PNEUM INVESTMENTS LLC	6619 N SCOTTSDALE RD	SCOTTSDALE 85250	2023	1,250,000	1,250,000	2022	1,400,200	1,191,031	1.12	1.12	1512	SCOTTSDALE	C-O	1	
174-18-005I	6617 INVESTORS LLC	6617 N SCOTTSDALE RD	SCOTTSDALE 85250	2023	2,501,500	1,883,934	2022	2,507,200	1,794,223	1.12	1.12	1512	SCOTTSDALE	C-O	1	
174-18-005J	SCOTTSDALE CITY OF			2023	782,300	530,549	2022	568,600	505,285	2.R	2.R	9705	SCOTTSDALE	C-O	1	
174-18-007K	M T OFFICE BUILDINGS LLC	6623 N SCOTTSDALE RD	SCOTTSDALE 85250	2023	2,908,100	2,071,798	2022	2,832,700	1,973,141	1.12	1.12	1512	SCOTTSDALE	R-AR	1	
174-18-009A	LANHAM AND BONE DECENDENTS REVOCABLE TRUST	7315 E SIERRA VISTA DR	SCOTTSDALE 85250	2023	934,800	508,526	2022	734,800	484,310	4.1	4.1	8550	SCOTTSDALE	R-AR	1	
174-18-073E	CASABELLA ASSOCIATION			2023	500	500	2022	500	500	4.8	4.8	261	SCOTTSDALE	R-AR	1	
174-18-120	CUERNAVACA HOMEOWNERS ASSOC INC			2023	500	500	2022	500	500	4.8	4.8	261	SCOTTSDALE	R-AR	1	
174-57-004B	NARAZONA CORPORATION	6500 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	3,727,800	2,266,555	2022	2,427,000	2,158,624	1.12	1.12	1512	SCOTTSDALE	C-O	1	
174-57-006	THIRD AVENUE INVESTMENTS LLC	7100 E LINCOLN DR	PARADISE VALLEY 85253	2023	#####	#####	2022	#####	#####	4.2	4.1	377	SCOTTSDALE	PUD	1	
174-57-007	SM RET WIII LLC	6560 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	6,775,000	4,766,080	2022	5,692,900	4,539,124	1.12	1.12	1130	SCOTTSDALE	PUD	1	
174-57-008	SCOTTSDALE SPECTRUM LLC	6720 N SCOTTSDALE RD	378 SCOTTSDALE 85253	2023	#####	#####	2022	#####	#####	1.12	1.12	1522	SCOTTSDALE	C-O	1	
174-58-257	FIVE STAR LAND OWNER LLC	6611 N 69TH PL	PARADISE VALLEY 85253	2023	500	500	2022	500	500	2.R	2.R	252	PARADISE VALLEY	SUP-R	1	
174-58-262	FIVE STAR LAND OWNER LLC			2023	500	500	2022	500	500	2.R	2.R	262	PARADISE VALLEY	SUP-R	1	
174-58-263	FIVE STAR LAND OWNER LLC			2023	500	500	2022	500	500	2.R	2.R	252	PARADISE VALLEY	SUP-R	1	
174-58-264	FIVE STAR LAND OWNER LLC			2023	500	500	2022	500	500	2.R	2.R	262	PARADISE VALLEY	SUP-R	1	
174-58-266	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	PARADISE VALLEY 85253	2023	#####	#####	2022	#####	#####	1.12	1.12	2804	PARADISE VALLEY	SUP-R	1	
174-58-269	FIVE STAR LAND OWNER LLC	6613 N 70TH PL	PARADISE VALLEY 85253	2023	#####	5,607,356	2022	8,686,900	5,340,339	2.R	2.R	21	PARADISE VALLEY	SUP-R	1	
174-58-272	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	1002 PARADISE VALLEY 85253	2023	1,252,300	713,811	2022	1,236,000	828,120	4.1	4.1	2885	PARADISE VALLEY	SUP-R	1	
174-58-274	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	1004 PARADISE VALLEY 85253	2023	1,252,300	713,811	2022	1,236,000	828,120	4.1	4.1	2885	PARADISE VALLEY	SUP-R	1	
174-58-276	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	1006 PARADISE VALLEY 85253	2023	980,700	558,999	2022	961,200	644,004	4.1	4.1	2885	PARADISE VALLEY	SUP-R	1	
174-58-277	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	1008 PARADISE VALLEY 85253	2023	984,800	561,336	2022	965,500	646,885	4.1	4.1	2885	PARADISE VALLEY	SUP-R	1	
174-58-280	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	1021 PARADISE VALLEY 85253	2023	1,252,300	713,811	2022	1,236,000	828,120	4.1	4.1	2885	PARADISE VALLEY	SUP-R	1	
174-58-281	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	1022 PARADISE VALLEY 85253	2023	1,252,300	713,811	2022	1,236,000	828,120	4.1	4.1	2885	PARADISE VALLEY	SUP-R	1	
174-58-282	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	1023 PARADISE VALLEY 85253	2023	1,406,200	801,534	2022	1,392,100	932,707	4.1	4.1	2885	PARADISE VALLEY	SUP-R	1	
174-58-283	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	1030 PARADISE VALLEY 85253	2023	1,347,300	767,961	2022	1,332,000	892,440	4.1	4.1	2885	PARADISE VALLEY	SUP-R	1	
174-58-284	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	1031 PARADISE VALLEY 85253	2023	1,252,300	713,811	2022	1,236,000	828,120	4.1	4.1	2885	PARADISE VALLEY	SUP-R	1	
174-58-285	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	1032 PARADISE VALLEY 85253	2023	1,252,300	713,811	2022	1,236,000	828,120	4.1	4.1	2885	PARADISE VALLEY	SUP-R	1	
174-58-286	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	1033 PARADISE VALLEY 85253	2023	1,449,800	826,386	2022	1,435,500	961,785	4.1	4.1	2885	PARADISE VALLEY	SUP-R	1	
174-58-287	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	1040 PARADISE VALLEY 85253	2023	980,700	558,999	2022	961,200	644,004	4.1	4.1	2885	PARADISE VALLEY	SUP-R	1	
174-58-288	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	1041 PARADISE VALLEY 85253	2023	984,800	561,336	2022	965,500	646,885	4.1	4.1	2885	PARADISE VALLEY	SUP-R	1	
174-58-289	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	1042 PARADISE VALLEY 85253	2023	905,600	516,192	2022	886,100	593,687	4.1	4.1	2885	PARADISE VALLEY	SUP-R	1	
174-58-290	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	1043 PARADISE VALLEY 85253	2023	1,252,300	713,811	2022	1,236,000	828,120	4.1	4.1	2885	PARADISE VALLEY	SUP-R	1	
174-58-291	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	1044 PARADISE VALLEY 85253	2023	1,436,700	818,919	2022	1,422,200	952,874	4.1	4.1	2885	PARADISE VALLEY	SUP-R	1	
174-58-292	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	1046 PARADISE VALLEY 85253	2023	1,252,300	713,811	2022	1,236,000	828,120	4.1	4.1	2885	PARADISE VALLEY	SUP-R	1	
174-58-293	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	1048 PARADISE VALLEY 85253	2023	1,541,600	878,712	2022	1,528,500	1,024,095	4.1	4.1	2885	PARADISE VALLEY	SUP-R	1	
174-58-294	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	1049 PARADISE VALLEY 85253	2023	1,252,300	713,811	2022	1,236,000	828,120	4.1	4.1	2885	PARADISE VALLEY	SUP-R	1	
174-58-295	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	1050 PARADISE VALLEY 85253	2023	1,252,300	713,811	2022	1,236,000	828,120	4.1	4.1	2885	PARADISE VALLEY	SUP-R	1	
174-58-296	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	1052 PARADISE VALLEY 85253	2023	1,741,000	992,370	2022	1,734,200	1,161,914	4.1	4.1	2885	PARADISE VALLEY	SUP-R	1	
174-58-297	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	2002 PARADISE VALLEY 85253	2023	1,252,300	713,811	2022	1,236,000	828,120	4.1	4.1	2885	PARADISE VALLEY	SUP-R	2	
174-58-299	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	2004 PARADISE VALLEY 85253	2023	1,252,300	713,811	2022	1,236,000	828,120	4.1	4.1	2885	PARADISE VALLEY	SUP-R	2	
174-58-301	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	2006 PARADISE VALLEY 85253	2023	980,700	558,999	2022	961,200	644,004	4.1	4.1	2885	PARADISE VALLEY	SUP-R	2	
174-58-303	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	2008 PARADISE VALLEY 85253	2023	984,800	561,336	2022	965,500	646,885	4.1	4.1	2885	PARADISE VALLEY	SUP-R	2	
174-58-314	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	2021 PARADISE VALLEY 85253	2023	1,252,300	713,811	2022	1,236,000	828,120	4.1	4.1	2885	PARADISE VALLEY	SUP-R	2	
174-58-315	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	2022 PARADISE VALLEY 85253	2023	1,252,300	713,811	2022	1,236,000	828,120	4.1	4.1	2885	PARADISE VALLEY	SUP-R	2	
174-58-316	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	2023 PARADISE VALLEY 85253	2023	1,406,200	801,534	2022	1,392,100	932,707	4.1	4.1	2885	PARADISE VALLEY	SUP-R	2	
174-58-317	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	2030 PARADISE VALLEY 85253	2023	1,347,300	767,961	2022	1,332,000	892,440	4.1	4.1	2885	PARADISE VALLEY	SUP-R	2	
174-58-318	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	2031 PARADISE VALLEY 85253	2023	1,252,300	713,811	2022	1,236,000	828,120	4.1	4.1	2885	PARADISE VALLEY	SUP-R	2	
174-58-319	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	2032 PARADISE VALLEY 85253	2023	1,252,300	713,811	2022	1,236,000	828,120	4.1	4.1	2885	PARADISE VALLEY	SUP-R	2	
174-58-320	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	2033 PARADISE VALLEY 85253	2023	1,449,800	826,386	2022	1,435,500	961,785	4.1	4.1	2885	PARADISE VALLEY	SUP-R	2	
174-58-321	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	2040 PARADISE VALLEY 85253	2023	980,700	558,999	2022	961,200	644,004	4.1	4.1	2885	PARADISE VALLEY	SUP-R	2	
174-58-322	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	2041 PARADISE VALLEY 85253	2023	984,800	561,336	2022	965,500	646,885	4.1	4.1	2885	PARADISE VALLEY	SUP-R	2	
174-58-323	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	2042 PARADISE VALLEY 85253	2023	905,600	516,192	2022	886,100	593,687	4.1	4.1	2885	PARADISE VALLEY	SUP-R	2	
174-58-324	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	2043 PARADISE VALLEY 85253	2023	1,252,300	713,811	2022	1,236,000	828,120	4.1	4.1	2885	PARADISE VALLEY	SUP-R	2	
174-58-325	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	2044 PARADISE VALLEY 85253	2023	1,436,700	818,919	2022	1,422,200	952,874	4.1	4.1	2885	PARADISE VALLEY	SUP-R	2	
174-58-326	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	2046 PARADISE VALLEY 85253	2023	1,252,300	713,811	2022	1,236,000	828,120	4.1	4.1	2885	PARADISE VALLEY	SUP-R	2	
174-58-327	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	2048 PARADISE VALLEY 85253	2023	1,541,600	878,712	2022	1,528,500	1,024,095	4.1	4.1	2885	PARADISE VALLEY	SUP-R	2	
174-58-328	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	2049 PARADISE VALLEY 85253	2023	1,252,300	713,811	2022	1,236,000	828,120	4.1	4.1	2885	PARADISE VALLEY	SUP-R	2	
174-58-329	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	2050 PARADISE VALLEY 85253	2023	1,252,300	713,811	2022	1,236,000	828,120	4.1	4.1	2885	PARADISE VALLEY	SUP-R	2	
174-58-330	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	2052 PARADISE VALLEY 85253	2023	1,741,000	992,370	2022	1,734,200	1,161,914	4.1	4.1	2885	PARADISE VALLEY	SUP-R	2	
174-58-331	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	3002 PARADISE VALLEY 85253	2023	1,252,300	713,811	2022	1,236,000	828,120	4.1	4.1	2885	PARADISE VALLEY	SUP-R	3	
174-58-332	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	3004 PARADISE VALLEY 85253	2023	1,252,300	713,811	2022	1,236,000	828,120	4.1	4.1	2885	PARADISE VALLEY	SUP-R	3	
174-58-333	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	3006 PARADISE VALLEY 85253	2023	980,700	558,999	2022	961,200	644,004	4.1	4.1	2885	PARADISE VALLEY	SUP-R	3	
174-58-335	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	3008 PARADISE VALLEY 85253	2023	984,800	561,336	2022	965,500	646,885	4.1	4.1	2885	PARADISE VALLEY	SUP-R	3	
174-58-346	FIVE STAR RESORT OWNER LLC	7000 E LINCOLN DR	30													

Andaz Scottsdale Resort & Bungalows
 Properties within a 1,500 ft Radius of the Perimeter of the Resort
 as of November 10, 2022

Parcel Number	Owner	Property Address	IN CARE OF	TAX YR CUR	FCV CUR	LPV CUR	TAX YR PREV	FCV PREV	LPV PREV	LC CUR	LC PREV	PUC	JURISDICTION	CITY ZONING	FLOOR	APN
174-58-457	CITY OF PHOENIX	251 W. WASHINGTON ST														
174-58-457	FSPV RES C LLC	6868 E BELLA VITA DR PARADISE VALLEY 85253		2023	919,700	516,401	2022	894,200	491,810	2.R	2.R		71 PARADISE VALLEY	SUP-R		1
174-58-458	FSPV RES C LLC	6876 E BELLA VITA DR PARADISE VALLEY 85253		2023	937,100	526,738	2022	912,100	501,655	2.R	2.R		71 PARADISE VALLEY	SUP-R		1
174-58-459	FSPV RES C LLC	6892 E BELLA VITA DR PARADISE VALLEY 85253		2023	987,200	556,537	2022	963,700	530,035	2.R	2.R		71 PARADISE VALLEY	SUP-R		1
174-58-460	FSPV RES C LLC	6891 E PALMA VITA DR PARADISE VALLEY 85253		2023	897,100	503,003	2022	871,000	479,050	2.R	2.R		71 PARADISE VALLEY	SUP-R		1
174-58-461	FSPV RES C LLC	6885 E PALMA VITA DR PARADISE VALLEY 85253		2023	1,145,400	560,348	2022	970,300	533,665	2.R	2.R		71 PARADISE VALLEY	SUP-R		1
174-58-462	FSPV RES C LLC	6879 E PALMA VITA DR PARADISE VALLEY 85253		2023	1,056,300	514,437	2022	890,800	489,940	2.R	2.R		71 PARADISE VALLEY	SUP-R		1
174-58-463	FSPV RES C LLC	6873 E PALMA VITA DR PARADISE VALLEY 85253		2023	970,500	470,432	2022	814,600	448,030	2.R	2.R		71 PARADISE VALLEY	SUP-R		1
174-58-464	FSPV RES C LLC	6867 E PALMA VITA DR PARADISE VALLEY 85253		2023	993,200	482,039	2022	834,700	459,085	2.R	2.R		71 PARADISE VALLEY	SUP-R		1
174-58-465	FSPV RES C LLC	6851 E PALMA VITA DR PARADISE VALLEY 85253		2023	1,013,700	492,550	2022	852,900	469,095	2.R	2.R		71 PARADISE VALLEY	SUP-R		1
174-58-466	CAIOLA BEN/BORA	6843 E PALMA VITA DR PARADISE VALLEY 85253		2023	1,012,600	492,030	2022	852,000	468,600	2.R	2.R		71 PARADISE VALLEY	SUP-R		1
174-58-467	FSPV RES C LLC	6835 E PALMA VITA DR PARADISE VALLEY 85253		2023	1,029,300	500,577	2022	866,800	476,740	2.R	2.R		71 PARADISE VALLEY	SUP-R		1
174-58-468	FSPV RES C LLC	6827 E PALMA VITA DR PARADISE VALLEY 85253		2023	1,086,100	615,557	2022	1,065,900	586,245	2.R	2.R		71 PARADISE VALLEY	SUP-R		1
174-58-469	FSPV RES C LLC	6821 E PALMA VITA DR PARADISE VALLEY 85253		2023	1,318,200	755,197	2022	1,307,700	719,235	2.R	2.R		71 PARADISE VALLEY	SUP-R		1
174-58-470	FSPV RES C LLC	6809 E PALMA VITA DR PARADISE VALLEY 85253		2023	1,123,600	637,964	2022	1,104,700	607,585	2.R	2.R		71 PARADISE VALLEY	SUP-R		1
174-58-471	FSPV RES C LLC	6883 E BELLA VITA DR PARADISE VALLEY 85253		2023	849,800	475,052	2022	822,600	452,430	2.R	2.R		71 PARADISE VALLEY	SUP-R		1
174-58-472	REVOCABLE TRUST OF DANIEL AND CARI WALL	6875 E BELLA VITA DR PARADISE VALLEY 85253		2023	849,900	475,109	2022	822,700	452,485	2.R	2.R		71 PARADISE VALLEY	SUP-R		1
174-58-473	FSPV RES C LLC	6861 E BELLA VITA DR PARADISE VALLEY 85253		2023	818,300	456,456	2022	790,400	434,720	2.R	2.R		71 PARADISE VALLEY	SUP-R		1
174-58-474	GANIM TRUST	6853 E BELLA VITA DR PARADISE VALLEY 85253	GANIM GHASSAN S/ANDREA TR	2023	864,400	483,656	2022	837,500	460,625	2.R	2.R		71 PARADISE VALLEY	SUP-R		1
174-58-475	GARY L BRIDGE REVOCABLE TRUST	6845 E BELLA VITA DR PARADISE VALLEY 85253	RDG+PARTNERS CPAS PLLC	2023	963,500	542,388	2022	939,200	516,560	2.R	2.R		71 PARADISE VALLEY	SUP-R		1
174-58-476	E K GAYLORD II TRUST/NATALIE J GAYLORD TRUST	6829 E BELLA VITA DR PARADISE VALLEY 85253		2023	1,316,500	754,215	2022	1,306,000	718,300	2.R	2.R		71 PARADISE VALLEY	SUP-R		1
174-58-477	ALENE HOLDINGS LLC	6578 N BELLA VITA DR PARADISE VALLEY 85253		2023	1,240,000	708,015	2022	1,226,000	674,300	2.R	2.R		71 PARADISE VALLEY	SUP-R		1
174-58-478	HAFFO ARIZONA LLC	6590 N BELLA VITA DR PARADISE VALLEY 85253		2023	1,398,000	803,534	2022	1,391,400	765,270	2.R	2.R		71 PARADISE VALLEY	SUP-R		1
174-58-485	FSPV PARCEL D LLC	6831 E DOLCE VITA DR PARADISE VALLEY 85253		2023	3,196,500	1,822,005	2022	1,168,100	642,455		4.1 2.R		2801 PARADISE VALLEY	SUP-R		1
174-58-489	FSPV RES C LLC			2023	500	500	2022	500	500	2.R	2.R		252 PARADISE VALLEY	SUP-R		1
174-58-491	FSPV PARCEL D LLC	6839 E DOLCE VITA DR PARADISE VALLEY 85253	FIVE STAR DEVELOPMENT	2023	1,221,200	573,964	2022	1,219,403	670,672	2.R	2.R		71 PARADISE VALLEY	SUP-R		1
174-58-492	FSPV PARCEL D LLC	6855 E DOLCE VITA DR PARADISE VALLEY 85253	FIVE STAR DEVELOPMENT	2023	1,325,600	623,032	2022	1,307,316	719,023	2.R	2.R		71 PARADISE VALLEY	SUP-R		1
174-58-493	FSPV PARCEL D LLC	6863 E DOLCE VITA DR PARADISE VALLEY 85253	FIVE STAR DEVELOPMENT	2023	1,084,700	509,809	2022	1,058,981	582,440	2.R	2.R		71 PARADISE VALLEY	SUP-R		1
174-62-004A	C6 REVOCABLE TRUST	6200 N MOCKINGBIRD LN PARADISE VALLEY 85253	CURTIS CRAIG ALAN/CHRISTINE CYNTHIA TR	2023	2,162,700	1,189,485	2022	971,100	660,348		3.1 3.1		2801 PARADISE VALLEY	R-43		1
174-62-004B	NICASTRO CHERISSE M	6206 N MOCKINGBIRD LN PARADISE VALLEY 85253		2023	1,515,800	896,202	2022	1,107,800	853,526		3.1 3.1		141 PARADISE VALLEY	R-43		1
174-62-006C	MAJORS K WAYNE II/OSWALT SANDRA C	6350 N MOCKINGBIRD LN PARADISE VALLEY 85253		2023	3,734,800	2,691,710	2022	2,905,300	2,563,533		3.1 3.1		172 PARADISE VALLEY	R-43		1
174-62-013B	JOHN AND KELLY PARKER LIVING TRUST	6316 N MOCKINGBIRD LN PARADISE VALLEY 85253		2023	1,877,600	1,121,337	2022	1,457,800	1,067,940		3.1 3.1		141 PARADISE VALLEY	R-43		1
174-62-013C	BRICK MICHELE/TIMOTHY P	6306 N MOCKINGBIRD LN PARADISE VALLEY 85253		2023	1,622,600	964,618	2022	1,170,300	918,684		3.1 3.1		151 PARADISE VALLEY	R-43		1
174-62-014A	FRANK C SKRUPA RESIDENCE TRUST/ETAL	6212 N MOCKINGBIRD LN PARADISE VALLEY 85253		2023	1,324,800	862,693	2022	976,500	821,612		3.1 3.1		141 PARADISE VALLEY	R-43		1
174-62-014D	HARKINS KAREN A	6226 N MOCKINGBIRD LN PARADISE VALLEY 85253		2023	4,248,300	3,336,441	2022	3,511,800	3,177,563		3.1 3.1		172 PARADISE VALLEY	R-43		1
174-62-934	MICHAEL L SHOEN FAMILY TRUST			2023	23,320	608	2022	16,285	579	2.R	2.R		8807 PARADISE VALLEY	R-43		1
174-63-001	3S TUNA VENTURE LLC	6310 N QUAIL RUN RD PARADISE VALLEY 85253		2023	3,516,300	2,097,242	2022	2,749,300	1,997,373	2.R	2.R		12 PARADISE VALLEY	R-43		1
174-63-002C	GIRAUDO SHEELA/MARK	6844 E SOLCITO LN PARADISE VALLEY 85253		2023	5,003,200	3,772,209	2022	3,959,700	3,592,580		3.1 3.1		161 PARADISE VALLEY	R-43		1
174-63-002D	CHRISTOPHER AND HELEN YEUNG FAMILY TRUST	6845 E SOLCITO LN PARADISE VALLEY 85253		2023	4,948,600	3,649,654	2022	3,911,000	3,475,861		3.1 3.1		161 PARADISE VALLEY	R-43		1
174-63-002E	BRYANT FAMILY REVOCABLE TRUST	6846 E SOLCITO LN PARADISE VALLEY 85253	BRYANT WARREN F/NANCY J TR	2023	5,203,800	3,794,003	2022	4,194,200	3,613,336		3.1 3.1		171 PARADISE VALLEY	R-43		1
174-63-002J	SUD FAMILY TRUST	6835 E SOLCITO LN PARADISE VALLEY 85253	SUD ROHIT/PRITI TR	2023	4,762,300	3,619,560	2022	3,787,800	3,447,200		3.1 3.1		161 PARADISE VALLEY	R-43		1
174-63-002M	CHABAD OF PARADISE VALLEY	6201 N MOCKINGBIRD LN PARADISE VALLEY 85253		2023	1,689,000	954,242	2022	1,248,800	908,802		3.1 3.1		141 PARADISE VALLEY	R-43		1
174-63-002N	JONES RANDY			2023	6,768	3,093	2022	4,296	2,946	2.R	2.R		8805 PARADISE VALLEY	R-43		1
174-63-003A	COADY ENTERPRISES INC	6909 E LINCOLN DR PARADISE VALLEY 85253		2023	7,177,200	3,109,692	2022	6,108,700	2,961,611		1.12 1.12		2170 PARADISE VALLEY	SUP-O		1
174-63-004B	3S REAL ESTATE INVESTMENTS LLC	6428 N QUAIL RUN RD PARADISE VALLEY 85253		2023	1,681,100	1,014,568	2022	1,226,700	966,255		4.2 4.2		141 PARADISE VALLEY	R-43		1
174-63-004C	6440 QUAIL RUN LLC	6440 N QUAIL RUN RD PARADISE VALLEY 85253		2023	1,149,700	572,355	2022	711,600	545,100		4.2 4.2		141 PARADISE VALLEY	R-43		1
174-63-005A	3S TUNA VENTURE LLC	6927 N QUAIL RUN RD PARADISE VALLEY 85253		2023	2,483,000	727,190	2022	895,000	692,562	2.R	4.1		910 PARADISE VALLEY	R-43		1
174-63-006	GORDON ANDREW W/CAROL L TR	6837 E LINCOLN DR PARADISE VALLEY 85253		2023	1,612,000	954,858	2022	1,194,700	909,389		3.1 3.1		142 PARADISE VALLEY	R-43		1
174-63-007A	3S REAL ESTATE INVESTMENTS LLC	6316 N QUAIL RUN RD PARADISE VALLEY 85253		2023	1,782,000	881,155	2022	1,321,500	839,195		4.2 4.2		142 PARADISE VALLEY	R-43		1
174-63-008B	POLERA JENNIFER KANZELBERGER/ROBERT A	6341 N MOCKINGBIRD LN PARADISE VALLEY 85253		2023	1,676,200	1,002,312	2022	1,237,300	954,583		3.1 3.1		151 PARADISE VALLEY	R-43		1
174-63-008C	6823 E LINCOLN DR LLC	6823 E LINCOLN DR PARADISE VALLEY 85253		2023	1,873,100	1,067,667	2022	396,600	256,457		4.1 2.R		2801 PARADISE VALLEY	R-43		1
174-63-009B	LIVI ANGIOLO	6927 E QUAIL RUN PARADISE VALLEY 85253		2023	38,300	22,340	2022	28,500	21,276		3.1 3.1		197 PARADISE VALLEY	R-43		1
174-63-009C	LIVI ANGIOLO	6927 E QUAIL RUN RD PARADISE VALLEY 85253		2023	1,422,800	831,202	2022	1,056,800	791,621		3.1 3.1		141 PARADISE VALLEY	R-43		1
174-63-009D	3S REAL ESTATE INVESTMENTS LLC	6921 E QUAIL RUN RD PARADISE VALLEY 85253		2023	1,214,300	770,699	2022	876,800	733,999		4.2 4.2		141 PARADISE VALLEY	R-43		1
174-63-009E	6909 QUAIL RUN LLC	6909 E QUAIL RUN RD PARADISE VALLEY 85253		2023	1,241,300	764,496	2022	891,300	728,091		4.2 4.2		141 PARADISE VALLEY	R-43		1
174-63-009F	6915 QUAIL RUN LLC	6915 E QUAIL RUN RD PARADISE VALLEY 85253		2023	1,288,000	682,094	2022	978,800	649,613		4.2 4.2		141 PARADISE VALLEY	R-43		1
174-63-010D	MARK DANIEL DETMER & SHELLY ANN DETMER TRUST	6826 E SOLCITO LN PARADISE VALLEY 85253	DETMER MARK DANIEL/SHELLY ANN TRUSTEES	2023	4,287,700	2,671,019	2022	3,400,700	2,543,828		3.1 3.1		161 PARADISE VALLEY	R-43		1
174-63-010E	MOCKINGBIRD PARTNERS LLC	6225 N MOCKINGBIRD LN PARADISE VALLEY 85253		2023	1,186,100	746,966	2022	859,100	711,396		4.2 4.2		141 PARADISE VALLEY	R-43		1
174-63-011A	SURVIVORS TRUST	6309 N MOCKINGBIRD LN PARADISE VALLEY 85253	MCMULLEN ELIZABETH A TR	2023	2,889,300	1,793,068	2022	2,132,100	1,707,684		4.1 4.1		151 PARADISE VALLEY	R-43		1
174-63-012A	GIEDRAITIS JOHN B/CATHERINE N TR	6305 N MOCKINGBIRD LN PARADISE VALLEY 85253		2023	1,577,700	990,060	2022	1,160,600	942,914		3.1 3.1		141 PARADISE VALLEY	R-43		1
174-63-013A	BIGGER HOUSE HOLDINGS LLC	6307 N MOCKINGBIRD LN PARADISE VALLEY 85253		2023	4,877,600	3,353,662	2022	3,915,700	3,193,964		3.1 3.1		161 PARADISE VALLEY	R-43		1
174-63-015	BIRD RANDALL R	6319 N MOCKINGBIRD LN PARADISE VALLEY 85253		2023	1,535,500	898,994	2022	1,131,200	856,185		4.1 4.1		141 PARADISE VALLEY	R-43		1
174-63-930	PARADISE VALLEY WATER CO		ARIZONA AMERICAN WATER CO	2023	417,500	260,381	2022	289,700	247,982	2.R	2.R		12 PARADISE VALLEY	R-43		1
174-64-003A	ST HOLDCO LLC	7101 E LINCOLN DR PARADISE VALLEY 85253	WALTON GLOBAL HOLDINGS LLC	2023	8,697,900	6,123,402	2022	7,264,400	5,831,811		1.12 3.1		520 PARADISE VALLEY	SUP-R		1
174-64-003B	JAMEL GREENWAVE PVMOB LLC	7125 E LINCOLN DR PARADISE VALLEY 85253		2023	7,361,700	3,724,119	2022	5,151,500	3,546,780		1.12 1.12		2140 PARADISE VALLEY	SUP-O		1
174-64-006F	RN PROPERTIES LINCOLN PLAZA LLC	7175 E LINCOLN DR PARADISE VALLEY 85253		2023	830,900	491,462	2022	638,800	468,059		1.12 1.12		1763 SCOTTSDALE	C-2		1
174-64-006K	RN PROPERTIES LINCOLN PLAZA LLC	7165 E LINCOLN DR PARADISE VALLEY 85253		2023	3,964,500	2,880,172	2022	3,379,100	2,743,021		1.8 1.8		1410 SCOTTSDALE	C-2		1
174-64-006L	RN PROPERTIES LINCOLN PLAZA LLC			2023	1,966,											

Andaz Scottsdale Resort & Bungalows
Properties within a 1,500 ft Radius of the Perimeter of the Resort
as of November 10, 2022

Parcel Number	Owner	Property Address	IN CARE OF	TAX YR CUR	FCV CUR	LPV CUR	TAX YR PREV	FCV PREV	LPV PREV	LC CUR	LC PREV	PUC	JURISDICTION	CITY ZONING	FLOOR	APN
174-64-014	CITY OF PHOENIX	251 W. WASHINGTON ST														
174-64-015	FORMISANO ROGER	6166 N SCOTTSDALE RD A1005 PARADISE VALLEY 85253		2023	1,268,300	874,946	2022	1,056,300	833,282	3.1	3.1	750	SCOTTSDALE	PUD	1	
174-64-016	DIETHRICH GLORIA B	6166 N SCOTTSDALE RD A1006 PARADISE VALLEY 85253		2023	1,158,600	785,412	2022	963,100	748,011	3.1	3.1	750	SCOTTSDALE	PUD	1	
174-64-017	COTTEY TIA I/DEEM HOLLY D	6166 N SCOTTSDALE RD A1007 PARADISE VALLEY 85253		2023	1,061,000	707,150	2022	880,300	673,476	3.1	3.1	750	SCOTTSDALE	PUD	1	
174-64-018	RICHARD T WINTERMANTEL REVOCABLE TRUST	6166 N SCOTTSDALE RD A1008 PARADISE VALLEY 85253		2023	1,015,500	678,777	2022	841,200	646,454	3.1	3.1	750	SCOTTSDALE	PUD	1	
174-64-019	MOSKOW INVESTMENT TRUST	6166 N SCOTTSDALE RD A2001 PARADISE VALLEY 85253	MICHAELS JAMES/LINDA F TR	2023	977,100	636,807	2022	808,000	606,483	3.1	3.1	750	SCOTTSDALE	PUD	2	
174-64-020	DSK TRUST	6166 N SCOTTSDALE RD A2002 PARADISE VALLEY 85253	KUBLIN STANLEY B/DONNA E TR	2023	1,524,500	1,111,711	2022	1,277,000	1,058,772	3.1	3.1	750	SCOTTSDALE	PUD	2	
174-64-021	GOLDBERG LARRY	6166 N SCOTTSDALE RD A2003 PARADISE VALLEY 85253		2023	1,311,300	910,443	2022	1,093,100	867,089	3.1	3.1	750	SCOTTSDALE	PUD	2	
174-64-022	MIELO LOTZ FAMILY TRUST	6166 N SCOTTSDALE RD A2004 PARADISE VALLEY 85253	MIELO CHRISTOPHER P/LOTZ CAROLYN TR	2023	1,268,300	874,946	2022	1,056,300	833,282	3.1	3.1	750	SCOTTSDALE	PUD	2	
174-64-023	JOINT REVOCABLE TRUST OF ALAN T & BONNIE F MARSHALL	6166 N SCOTTSDALE RD A2005 PARADISE VALLEY 85253		2023	1,268,300	874,946	2022	1,056,300	833,282	3.1	3.1	750	SCOTTSDALE	PUD	2	
174-64-024	MICHAEL T HOGAN LIVING TRUST	6166 N SCOTTSDALE RD A2006 PARADISE VALLEY 85253		2023	1,158,600	796,171	2022	963,100	758,258	3.1	3.1	750	SCOTTSDALE	PUD	2	
174-64-025	HERNDON FAMILY TRUST	6166 N SCOTTSDALE RD A2007 PARADISE VALLEY 85253	HERNDON LYNNE B/LANGDON M JR TR	2023	1,158,600	785,412	2022	963,100	748,011	3.1	3.1	750	SCOTTSDALE	PUD	2	
174-64-026	SANFORD ED R/BROTMAN JUDITH ANN	6166 N SCOTTSDALE RD A2008 PARADISE VALLEY 85253		2023	1,107,000	742,274	2022	918,800	706,928	3.1	3.1	750	SCOTTSDALE	PUD	2	
174-64-027	AYAN FAMILY TRUST	6166 N SCOTTSDALE RD A3001 PARADISE VALLEY 85253	AYAN JORDAN E/JANET L TR	2023	977,100	636,807	2022	808,000	606,483	3.1	3.1	750	SCOTTSDALE	PUD	3	
174-64-028	ROBERT AND LORI SHANLEY TRUST	6166 N SCOTTSDALE RD A3002 PARADISE VALLEY 85253		2023	1,524,500	1,111,711	2022	1,277,000	1,058,772	3.1	3.1	750	SCOTTSDALE	PUD	3	
174-64-029	BENADERET LINDA B	6166 N SCOTTSDALE RD A3003 PARADISE VALLEY 85253		2023	1,311,300	922,914	2022	1,093,100	878,966	3.1	3.1	750	SCOTTSDALE	PUD	3	
174-64-030	NORMAN WILLIAM FAIN II AND NANCY LEE FAIN REVOCABLE TR	6166 N SCOTTSDALE RD A3004 PARADISE VALLEY 85253	NANCY LEE FAIN TRUSTEE	2023	1,268,300	874,946	2022	1,056,300	833,282	4.1	4.1	750	SCOTTSDALE	PUD	3	
174-64-031	RICHARD C CARR TRUST	6166 N SCOTTSDALE RD A3005 PARADISE VALLEY 85253		2023	1,268,300	874,946	2022	1,056,300	833,282	4.1	4.1	750	SCOTTSDALE	PUD	3	
174-64-032	ROBERT SARVER TRUST	6166 N SCOTTSDALE RD A3006 PARADISE VALLEY 85253		2023	1,158,600	785,412	2022	963,100	748,011	4.1	4.1	750	SCOTTSDALE	PUD	3	
174-64-033	JILL A GOLD REVOCABLE TRUST	6166 N SCOTTSDALE RD A3007 PARADISE VALLEY 85253	GOLD JILL A/SUSCO MICHAEL J TR	2023	1,158,600	785,412	2022	963,100	748,011	4.1	4.1	750	SCOTTSDALE	PUD	3	
174-64-034	JUDY DOUGLAS C/DALESSANDRO-JUDY KAREN	6166 N SCOTTSDALE RD A3008 PARADISE VALLEY 85253		2023	1,107,000	742,274	2022	918,800	706,928	3.1	3.1	750	SCOTTSDALE	PUD	3	
174-64-035	RODIN RICHARD S/EILEN S	6166 N SCOTTSDALE RD A4001 PARADISE VALLEY 85253		2023	977,100	636,807	2022	888,300	606,483	4.1	4.1	750	SCOTTSDALE	PUD	4	
174-64-036	DLR REVOCABLE TRUST/ETAL	6166 N SCOTTSDALE RD A4002 PARADISE VALLEY 85253		2023	2,773,500	1,684,673	2022	2,237,800	1,604,450	3.1	3.1	750	SCOTTSDALE	PUD	4	
174-64-037	PLONE FAMILY TRUST	6166 N SCOTTSDALE RD A4003 PARADISE VALLEY 85253	PLONE BARBARA A TR	2023	1,158,600	785,412	2022	1,178,100	748,011	4.1	4.1	750	SCOTTSDALE	PUD	4	
174-64-038	MATTHEW MYERS AND YURIE MYERS REVOCABLE TRUST	6166 N SCOTTSDALE RD A4004 PARADISE VALLEY 85253		2023	1,107,000	752,442	2022	1,124,000	716,611	4.1	4.1	750	SCOTTSDALE	PUD	4	
174-64-039	POMPLIANO LIVING TRUST	6166 N SCOTTSDALE RD B1001 PARADISE VALLEY 85253	POMPLIANO DONALD E/KATHLEEN M TR	2023	1,542,600	1,111,035	2022	1,290,100	1,058,129	4.1	4.1	750	SCOTTSDALE	PUD	1	
174-64-040	WILLIAM C WESSE TRUST	6166 N SCOTTSDALE RD B1002 PARADISE VALLEY 85253		2023	1,608,200	1,175,134	2022	1,348,200	1,119,175	3.1	3.1	750	SCOTTSDALE	PUD	1	
174-64-041	BELSTEDT NANCY JANE	6166 N SCOTTSDALE RD B1003 PARADISE VALLEY 85253		2023	1,319,000	921,624	2022	1,099,200	877,737	4.1	4.1	750	SCOTTSDALE	PUD	1	
174-64-042	CICIORA CUSTOM BUILDERS LLC	6166 N SCOTTSDALE RD B1004 PARADISE VALLEY 85253		2023	1,319,000	921,624	2022	1,099,200	877,737	4.1	4.1	750	SCOTTSDALE	PUD	1	
174-64-043	DEIHL FAMILY TRUST	6166 N SCOTTSDALE RD B1005 PARADISE VALLEY 85253		2023	1,608,200	1,175,134	2022	1,348,200	1,119,175	3.1	3.1	750	SCOTTSDALE	PUD	1	
174-64-044	CN INVESTMENT HOLDINGS LLC	6166 N SCOTTSDALE RD B1006 PARADISE VALLEY 85253		2023	1,608,200	1,175,134	2022	1,348,200	1,119,175	4.1	4.1	750	SCOTTSDALE	PUD	1	
174-64-045	DAVIS SANDRA C	6166 N SCOTTSDALE RD B2001 PARADISE VALLEY 85253		2023	714,800	439,011	2022	586,200	418,106	4.1	4.1	750	SCOTTSDALE	PUD	2	
174-64-046	NORWOOD FAMILY TRUST	6166 N SCOTTSDALE RD B2002 PARADISE VALLEY 85253	KAISER PHILIP A/SHARAMITARO JOHN TR	2023	1,608,200	1,175,134	2022	1,348,200	1,119,175	3.1	3.1	750	SCOTTSDALE	PUD	2	
174-64-047	ONEIL MICHAEL	6166 N SCOTTSDALE RD B2003 PARADISE VALLEY 85253		2023	1,608,200	1,175,134	2022	1,348,200	1,119,175	4.1	4.1	750	SCOTTSDALE	PUD	2	
174-64-048	MADELAINE R BERG REVOCABLE TRUST	6166 N SCOTTSDALE RD B2004 PARADISE VALLEY 85253		2023	1,319,000	921,624	2022	1,099,200	877,737	3.1	3.1	750	SCOTTSDALE	PUD	2	
174-64-049	RICHARD BESSERMAN FAMILY TRUST	6166 N SCOTTSDALE RD B2005 PARADISE VALLEY 85253		2023	1,319,000	921,624	2022	1,099,200	877,737	3.1	3.1	750	SCOTTSDALE	PUD	2	
174-64-050	MILNE FAMILY TRUST	6166 N SCOTTSDALE RD B2006 PARADISE VALLEY 85253	MILNE RICHARD WILLIAM JR/ROBIN JAYN TR	2023	1,608,200	1,175,134	2022	1,348,200	1,119,175	3.1	3.1	750	SCOTTSDALE	PUD	2	
174-64-051	FEIST LIMITED PARTNERSHIP	6166 N SCOTTSDALE RD B2007 PARADISE VALLEY 85253		2023	1,542,600	1,111,035	2022	1,290,100	1,058,129	4.1	4.1	750	SCOTTSDALE	PUD	2	
174-64-052	MAHAY HEIDI	6166 N SCOTTSDALE RD B2008 PARADISE VALLEY 85253		2023	936,000	608,205	2022	773,000	579,243	3.1	3.1	750	SCOTTSDALE	PUD	2	
174-64-053	GAO SHAN/BRIANNA	6166 N SCOTTSDALE RD B3001 PARADISE VALLEY 85253		2023	1,245,200	860,504	2022	1,036,300	819,528	3.1	3.1	750	SCOTTSDALE	PUD	3	
174-64-054	MARK H HOFFMAN AND DEBORAH M HOFFMAN REV TR	6166 N SCOTTSDALE RD B3002 PARADISE VALLEY 85253		2023	1,608,200	1,175,134	2022	1,348,200	1,119,175	3.1	3.1	750	SCOTTSDALE	PUD	3	
174-64-055	JAYE MICHAEL/REGINA	6166 N SCOTTSDALE RD B3003 PARADISE VALLEY 85253		2023	1,608,200	1,175,134	2022	1,348,200	1,119,175	3.1	3.1	750	SCOTTSDALE	PUD	3	
174-64-056	VICTOR C FARACI TRUST/DIANNE C FARACI TRUST	6166 N SCOTTSDALE RD B3004 PARADISE VALLEY 85253		2023	1,319,000	921,624	2022	1,099,200	877,737	3.1	3.1	750	SCOTTSDALE	PUD	3	
174-64-057	WALTIS TRUST	6166 N SCOTTSDALE RD B3005 PARADISE VALLEY 85253	SWAGEL CAROL F TR	2023	1,319,000	921,624	2022	1,099,200	877,737	3.1	3.1	750	SCOTTSDALE	PUD	3	
174-64-058	ALLAN F KNOLL IRREVOCABLE TRUST	6166 N SCOTTSDALE RD B3006 PARADISE VALLEY 85253	BANK DACOTAH/CHRISTENSEN FRANCINE K TR	2023	1,608,200	1,175,134	2022	1,348,200	1,119,175	4.1	4.1	750	SCOTTSDALE	PUD	3	
174-64-059	KAHLE MARK/MARILYN	6166 N SCOTTSDALE RD B3007 PARADISE VALLEY 85253		2023	1,608,200	1,175,134	2022	1,348,200	1,119,175	4.1	4.1	750	SCOTTSDALE	PUD	3	
174-64-060	KUMAR V HEMA/V RAMA	6166 N SCOTTSDALE RD B3008 PARADISE VALLEY 85253		2023	1,264,200	876,064	2022	1,052,600	834,347	3.1	3.1	750	SCOTTSDALE	PUD	3	
174-64-061	VAN BERKEL FAMILY REVOCABLE TRUST	6166 N SCOTTSDALE RD B4001 PARADISE VALLEY 85253	VAN BERKEL WILHELMUS/METJE TR	2023	1,245,200	860,504	2022	1,267,800	819,528	3.1	3.1	750	SCOTTSDALE	PUD	4	
174-64-062	OKINOW SANDRA L	6166 N SCOTTSDALE RD B4002 PARADISE VALLEY 85253		2023	1,608,200	1,175,134	2022	1,649,200	1,119,175	4.1	4.1	750	SCOTTSDALE	PUD	4	
174-64-063	RKDM REVOCABLE TRUST	6166 N SCOTTSDALE RD B4003 PARADISE VALLEY 85253	BROWN RONALD C/KATHERINE M TR	2023	3,161,700	1,959,336	2022	2,551,100	1,866,034	3.1	3.1	750	SCOTTSDALE	PUD	4	
174-64-064	KRAFT MICHAEL/TERI	6166 N SCOTTSDALE RD B4004 PARADISE VALLEY 85253		2023	3,161,700	1,959,336	2022	2,551,100	1,866,034	4.1	4.1	750	SCOTTSDALE	PUD	4	
174-64-065	LMB II CONDO LLC	6166 N SCOTTSDALE RD B4005 PARADISE VALLEY 85253		2023	1,608,200	1,175,134	2022	1,649,200	1,119,175	4.1	4.1	750	SCOTTSDALE	PUD	4	
174-64-066	BARBARA ANN TRINEN REVOCABLE TRUST	6166 N SCOTTSDALE RD B4006 PARADISE VALLEY 85253		2023	1,264,200	876,064	2022	1,287,600	834,347	4.1	4.1	750	SCOTTSDALE	PUD	4	
174-64-067	HOLLIS TROY L/DEBORAH M	6166 N SCOTTSDALE RD C1001 PARADISE VALLEY 85253		2023	1,011,000	678,777	2022	837,100	646,454	3.1	3.1	750	SCOTTSDALE	PUD	1	
174-64-068	SARA SHERMAN GLASER SURVIVORS TRUST	6166 N SCOTTSDALE RD C1002 PARADISE VALLEY 85253		2023	1,056,300	716,837	2022	876,000	682,702	3.1	3.1	750	SCOTTSDALE	PUD	1	
174-64-069	REICHLER FAMILY LIVING TRUST	6166 N SCOTTSDALE RD C1003 PARADISE VALLEY 85253	REICHLER ARNOLD/PATRICIA TR	2023	1,153,500	796,171	2022	958,500	758,258	3.1	3.1	750	SCOTTSDALE	PUD	1	
174-64-070	BERNSTEIN FAMILY REVOCABLE TRUST	6166 N SCOTTSDALE RD C1004 PARADISE VALLEY 85253	BERNSTEIN ALLAN/JEANIE TR	2023	1,262,700	874,946	2022	1,051,300	833,282	3.1	3.1	750	SCOTTSDALE	PUD	1	
174-64-071	PK PATEL CP TRUST	6166 N SCOTTSDALE RD C1005 PARADISE VALLEY 85253	PATEL PRATAP P/KATIE P CO-TR	2023	1,262,700	874,946	2022	1,051,300	833,282	3.1	3.1	750	SCOTTSDALE	PUD	1	
174-64-072	EDMUND G ZITO AND PATRICIA M ZITO REV TRUST	6166 N SCOTTSDALE RD C1006 PARADISE VALLEY 85253		2023	1,305,500	922,914	2022	1,087,700	878,966	3.1	3.1	750	SCOTTSDALE	PUD	1	
174-64-073	PETERSON RYAN	6166 N SCOTTSDALE RD C1007 PARADISE VALLEY 85253		2023	1,490,300	1,087,722	2022	1,247,300	1,035,926	3.1	3.1	750	SCOTTSDALE	PUD	1	
174-64-074	JANAS ROBERT	6166 N SCOTTSDALE RD C1008 PARADISE VALLEY 85253		2023	962,600	637,503	2022	795,500	607,146	3.1	3.1	750	SCOTTSDALE	PUD	1	
174-64-075	KIMBERLY D NEVILLE LIVING TRUST	6166 N SCOTTSDALE RD C2001 PARADISE VALLEY 85253		2023	1,102,100	752,442	2022	914,300	716,611	4.1	4.1	750	SCOTTSDALE	PUD	2	
174-64-076	SANTELER RAYMOND III/GAIL	6166 N SCOTTSDALE RD C2002 PARADISE VALLEY 85253		2023	1,153,500	785,412	2022	958,500	748,011	3.1	3.1	750	SCOTTSDALE	PUD	2	
174-64-077	JANAS ROBERT J/MONICA	6166 N SCOTTSDALE RD C2003 PARADISE VALLEY 85253		2023	1,153,500	785,412	2022	958,500	748,011	3.1	3.1	750	SCOTTSDALE	PUD	2	
174-64-078	BECKER ROGER P/L															

Andaz Scottsdale Resort & Bungalows
Properties within a 1,500 ft Radius of the Perimeter of the Resort
as of November 10, 2022

Parcel Number	Owner	Property Address	IN CARE OF	TAX YR CUR	FCV CUR	LPV CUR	TAX YR PREV	FCV PREV	LPV PREV	LC CUR	LC PREV	PUC	JURISDICTION	CITY ZONING	FLOOR	APN
174-64-089	CITY OF PHOENIX	251 W. WASHINGTON ST														
174-64-090	BARK-2014 LLLP	6166 N SCOTTSDALE RD	C3008 PARADISE VALLEY 85253	2023	972,700	645,532	2022	804,000	614,792	4.1	4.1	750	SCOTTSDALE	PUD	3	
174-64-091	NEWELL FAMILY TRUST	6166 N SCOTTSDALE RD	C4001 PARADISE VALLEY 85253	2023	1,102,100	752,442	2022	1,118,500	716,611	3.1	3.1	750	SCOTTSDALE	PUD	4	
174-64-090	KAREN K SCHWARTZ REV TR/GARY R SCHWARTZ REV T	6166 N SCOTTSDALE RD	C4002 PARADISE VALLEY 85253	2023	2,761,100	1,707,752	2022	2,227,000	1,626,430	3.1	3.1	750	SCOTTSDALE	PUD	4	
174-64-092	FARRELLY JAMES K/STAPLES-FARRELLY SHARON	6166 N SCOTTSDALE RD	C4003 PARADISE VALLEY 85253	2023	1,262,700	886,932	2022	1,286,000	844,697	3.1	3.1	750	SCOTTSDALE	PUD	4	
174-64-093	JAMES AND BARBARA WOPNFORD TRUST	6166 N SCOTTSDALE RD	C4004 PARADISE VALLEY 85253	2023	1,262,700	886,932	2022	1,286,000	844,697	3.1	3.1	750	SCOTTSDALE	PUD	4	
174-64-094	WOODRIK JOHN G/CAROLE	6166 N SCOTTSDALE RD	C4005 PARADISE VALLEY 85253	2023	3,125,000	1,966,907	2022	2,523,500	1,873,245	3.1	3.1	750	SCOTTSDALE	PUD	4	
174-64-095	CAMPOS MIGUEL/MARIA DEL PILAR	6166 N SCOTTSDALE RD	C4006 PARADISE VALLEY 85253	2023	972,700	636,807	2022	983,600	606,483	3.1	3.1	750	SCOTTSDALE	PUD	4	
174-64-096	ENCLAVE AT BORGATA COMMON ELEMENT	6166 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	500	471	2022	500	449	2.R	2.R		790	SCOTTSDALE	PUD	1
174-65-001D	SCAP 1 L L C	7170 E MCDONALD DR	PARADISE VALLEY 85253	2023	3,993,300	2,495,915	2022	2,894,200	2,377,062	1.12	1.12	1511	SCOTTSDALE	C-O	1	
174-65-001E	SCAP II LLC	7118 E MCDONALD DR	PARADISE VALLEY 85253	2023	1,750,400	1,344,210	2022	1,280,200	1,280,200	1.12	1.12	1511	SCOTTSDALE	S-R	1	
174-65-002A	SCAP 1 L L C	7113 E ROVEY AVE	PARADISE VALLEY 85253	2023	763,600	549,640	2022	569,300	523,467	1.12	1.12	2630	SCOTTSDALE	S-R	1	
174-65-003	SCAP 1 L L C	7170 E MCDONALD DR	PARADISE VALLEY 85253	2023	832,600	552,117	2022	656,000	525,826	1.12	1.12	1074	SCOTTSDALE	P-1	1	
174-65-004C	PV HOTEL VENTURE SPE LLC	6041 N QUAIL RUN RD	PARADISE VALLEY 85253	2023	3,542,300	2,219,397	2022	2,770,800	2,113,711	2.R	2.R		11	PARADISE VALLEY	R-43	1
174-65-005A	HPTRI CORPORATION	6020 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	3,264,300	2,266,492	2022	2,639,900	2,158,564	1.12	1.12	1074	SCOTTSDALE	C-2	1	
174-65-007A	CHANDLER JEREMY CHARLES/TERESA IRENE	7012 E MCDONALD DR	PARADISE VALLEY 85253	2023	3,310,100	1,880,028	2022	2,854,000	1,790,503	3.1	3.1	161	PARADISE VALLEY	R-43	1	
174-65-007B	HANIAN FAMILY TRUST/HOTCHKISS ROBIN MICHELLE	6011 N QUAIL RUN RD	PARADISE VALLEY 85253	2023	1,084,200	669,942	2022	847,200	638,040	3.1	3.1	141	PARADISE VALLEY	R-43	1	
174-65-008	STOREY FAMILY TRUST 3	7050 E MCDONALD DR	PARADISE VALLEY 85253	2023	1,116,100	638,730	2022	828,100	608,314	3.1	3.1	141	PARADISE VALLEY	R-43	1	
174-65-009B	STOREY FAMILY TRUST 3	7048 E MCDONALD DR	PARADISE VALLEY 85253	2023	579,500	325,716	2022	421,800	310,206	4.1	4.1	131	PARADISE VALLEY	R-43	1	
174-65-010B	BANKS SUK-HUI	7038 E MCDONALD DR	PARADISE VALLEY 85253	2023	1,064,200	525,764	2022	815,700	500,728	3.1	3.1	141	PARADISE VALLEY	R-43	1	
174-65-011Q	PV SCOTTSDALE HOTEL OWNER SPE LLC	6114 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	101,600	88,956	2022	89,500	84,720	1.12	1.12	1074	SCOTTSDALE	R-4R	1	
174-65-011R	ARIZONA BOARD OF REGENTS	6110 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	2,473,900	702,443	2022	2,089,300	668,993	2.R	2.R		9590	SCOTTSDALE	R-4R	1
174-65-011S	PV SCOTTSDALE HOTEL OWNER SPE LLC	6114 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	860,300	752,878	2022	757,600	717,027	1.12	1.12	1074	SCOTTSDALE	R-4R	1	
174-65-012K	PV SCOTTSDALE HOTEL OWNER SPE LLC			2023	58,700	41,119	2022	51,800	39,161	1.12	1.12	1074	SCOTTSDALE	PUD	1	
174-65-012L	PV HOTEL VENTURE SPE LLC			2023	2,799,700	1,726,356	2022	2,176,200	1,644,149	1.12	1.12	1040	SCOTTSDALE	PUD	1	
174-65-013	CUSOLLE LIVING TRUST	7026 E MCDONALD DR	PARADISE VALLEY 85253	2023	2,476,600	1,887,346	2022	1,941,000	1,797,472	3.1	3.1	152	PARADISE VALLEY	R-43	1	
174-65-014A	SCAP 1 L L C	7170 E MCDONALD DR	PARADISE VALLEY 85253	2023	613,500	406,892	2022	483,400	387,516	1.12	1.12	1074	SCOTTSDALE	C-O	1	
174-65-015B	SCAP II LLC	7170 E MCDONALD DR	PARADISE VALLEY 85253	2023	701,400	491,926	2022	551,900	468,501	1.12	1.12	2630	SCOTTSDALE	S-R	1	
174-65-015C	SCAP 1 L L C	7170 E MCDONALD DR	PARADISE VALLEY 85253	2023	847,600	562,171	2022	667,800	535,401	1.12	1.12	1074	SCOTTSDALE	C-O	1	
174-65-016D	ARIZONA BOARD OF REGENTS			2023	472,400	364,305	2022	367,000	346,957	2.R	2.R		9505	SCOTTSDALE	R-4R	1
174-65-016E	HPTRI CORPORATION	6040 N SCOTTSDALE RD	PARADISE VALLEY 85253	2023	#####	7,531,854	2022	9,408,100	7,173,194	1.12	1.12	411	SCOTTSDALE	C-2	1	
174-65-016F	ARIZONA BOARD OF REGENTS			2023	772,300	595,598	2022	599,900	567,236	2.R	2.R		9505	SCOTTSDALE	R-4R	1
174-65-016G	HPTRI CORPORATION			2023	77,100	53,485	2022	62,300	50,938	1.12	1.12	1074	SCOTTSDALE	C-2	1	
174-65-019	JOHNSTON STEVEN A/WENDY E	6150 N SCOTTSDALE RD	1 PARADISE VALLEY 85253	2023	382,800	315,696	2022	310,700	300,663	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-020	WOOKEY BRENT A/CHRISTIE L	6150 N SCOTTSDALE RD	2 PARADISE VALLEY 85253	2023	327,500	254,263	2022	265,000	242,155	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-021	ROGERS DAVID J/CAROLYN M TR	6150 N SCOTTSDALE RD	3 PARADISE VALLEY 85253	2023	327,500	254,263	2022	265,000	242,155	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-022	MOORE LAURA E	6150 N SCOTTSDALE RD	4 PARADISE VALLEY 85253	2023	346,600	271,326	2022	281,500	258,406	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-023	AYRES MICHAEL O/DELYTE	6150 N SCOTTSDALE RD	5 PARADISE VALLEY 85253	2023	345,500	271,326	2022	280,500	258,406	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-024	BANKSON KEN J/MAUREEN A	6150 N SCOTTSDALE RD	6 PARADISE VALLEY 85253	2023	327,500	254,263	2022	265,000	242,155	3.1	3.1	745	SCOTTSDALE	R-4R	1	
174-65-025	MENSCH KATHRYN G	6150 N SCOTTSDALE RD	7 PARADISE VALLEY 85253	2023	383,600	317,403	2022	311,100	302,289	3.1	3.1	745	SCOTTSDALE	R-4R	1	
174-65-026	BROWNFIELD EDWARD H/ROBERTA F	6150 N SCOTTSDALE RD	8 PARADISE VALLEY 85253	2023	383,600	317,403	2022	311,100	302,289	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-027	NORMAN L	6150 N SCOTTSDALE RD	9 PARADISE VALLEY 85253	2023	328,100	255,970	2022	265,200	243,781	4.2	4.2	745	SCOTTSDALE	R-4R	1	
174-65-028	OROAKE ECY L E/PATRICK W	6150 N SCOTTSDALE RD	10 PARADISE VALLEY 85253	2023	328,100	255,970	2022	265,200	243,781	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-029	HONORA E LOGAN FAMILY TRUST	6150 N SCOTTSDALE RD	11 PARADISE VALLEY 85253	2023	346,200	273,033	2022	280,700	260,031	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-030	HARMS ZUM SPRECKEL CORD/JANE KRISTIN TR	6150 N SCOTTSDALE RD	12 PARADISE VALLEY 85253	2023	346,200	273,033	2022	280,700	260,031	4.2	4.2	745	SCOTTSDALE	R-4R	1	
174-65-031	THOMAS-DEXTER LIVING TRUST/GRAYTON LESLIE/ROBERT	6150 N SCOTTSDALE RD	13 PARADISE VALLEY 85253	2023	346,200	273,033	2022	280,700	260,031	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-032	DEWEY FAMILY REVOCABLE TRUST	6150 N SCOTTSDALE RD	14 PARADISE VALLEY 85253	2023	348,500	273,033	2022	282,600	260,031	4.2	4.1	745	SCOTTSDALE	R-4R	1	
174-65-033	SHRIMPLIN MALCOLM R	6130 N SCOTTSDALE RD	15 SCOTTSDALE 85250	2023	348,500	273,033	2022	282,600	260,031	3.1	3.1	745	SCOTTSDALE	R-4R	1	
174-65-034	MARSHA L FINCH GST TR/LESLIE J SAVANT GST TR	6150 N SCOTTSDALE RD	16 PARADISE VALLEY 85253	2023	382,800	315,696	2022	310,700	300,663	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-035	SNOWDEN LIVING TRUST	6150 N SCOTTSDALE RD	17 PARADISE VALLEY 85253	2023	327,500	254,263	2022	265,000	242,155	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-036	THOMAS-DEXTER LIVING TRUST	6150 N SCOTTSDALE RD	18 PARADISE VALLEY 85253	2023	327,500	254,263	2022	265,000	242,155	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-037	HURWORTH SAMUEL G	6150 N SCOTTSDALE RD	19 PARADISE VALLEY 85253	2023	345,700	271,326	2022	280,700	258,406	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-038	DICKINSONS LLC	6150 N SCOTTSDALE RD	20 PARADISE VALLEY 85253	2023	345,500	271,326	2022	280,500	258,406	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-039	ANN R DOVE REVOCABLE TRUST THE	6150 N SCOTTSDALE RD	21 PARADISE VALLEY 85253	2023	382,800	315,696	2022	310,700	300,663	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-040	HERD JAMES V/JANET/WARE RAYMOND T/RENDA	6150 N SCOTTSDALE RD	22 PARADISE VALLEY 85253	2023	382,800	315,696	2022	310,700	300,663	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-041	EVERETT PROPERTIES LLC	6150 N SCOTTSDALE RD	23 PARADISE VALLEY 85253	2023	347,300	273,033	2022	281,700	260,031	4.2	4.1	745	SCOTTSDALE	R-4R	1	
174-65-042	FEDRI MONICA HENIA/VICTORIA MARIE	6150 N SCOTTSDALE RD	24 PARADISE VALLEY 85253	2023	328,100	255,970	2022	265,200	243,781	4.2	4.2	745	SCOTTSDALE	R-4R	1	
174-65-043	DEWEY FAMILY REVOCABLE TRUST	6150 N SCOTTSDALE RD	25 PARADISE VALLEY 85253	2023	328,100	255,970	2022	265,200	243,781	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-044	DEWEY FAMILY REVOCABLE TRUST	6150 N SCOTTSDALE RD	26 PARADISE VALLEY 85253	2023	383,600	317,403	2022	311,100	302,289	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-045	J SCOTT PROPERTIES LLC	6150 N SCOTTSDALE RD	27 PARADISE VALLEY 85253	2023	383,600	317,403	2022	311,100	302,289	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-046	BRAGA STANLEY A/VALERIE A TR/ETAL	6150 N SCOTTSDALE RD	28 PARADISE VALLEY 85253	2023	327,500	254,263	2022	265,000	242,155	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-047	BRAGA REVOCABLE LIVING TRUST	6150 N SCOTTSDALE RD	29 PARADISE VALLEY 85253	2023	327,500	254,263	2022	265,000	242,155	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-048	ELITS PATRICIA S	6150 N SCOTTSDALE RD	30 PARADISE VALLEY 85253	2023	345,700	271,326	2022	280,700	258,406	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-049	KOLOKOUSIS MARISA	6142 N SCOTTSDALE RD	86 U31 PARADISE VALLEY 8525	2023	344,600	271,326	2022	279,700	258,406	4.2	4.2	745	SCOTTSDALE	R-4R	1	
174-65-050	J AND D MARQUARDT FAMILY TRUST	6150 N SCOTTSDALE RD	32 PARADISE VALLEY 85253	2023	327,500	254,263	2022	265,000	242,155	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-051	PALMER JANET S TR	6150 N SCOTTSDALE RD	33 PARADISE VALLEY 85253	2023	327,500	254,263	2022	265,000	242,155	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-052	JANET S PALMER TRUST	6150 N SCOTTSDALE RD	34 PARADISE VALLEY 85253	2023	382,800	315,696	2022	310,700	300,663	3.1	3.1	745	SCOTTSDALE	R-4R	1	
174-65-053	MANERI CAMILLE A/DERRICO CELIA	6150 N SCOTT														

Andaz Scottsdale Resort & Bungalows
 Properties within a 1,500 ft Radius of the Perimeter of the Resort
 as of November 10, 2022

Parcel Number	Owner	Property Address	IN CARE OF	TAX YR CUR	FCV CUR	LPV CUR	TAX YR PREV	FCV PREV	LPV PREV	LC CUR	LC PREV	PUC	JURISDICTION	CITY ZONING	FLOOR	APN
174-65-062	CITY OF PHOENIX	251 W. WASHINGTON ST														
174-65-063	HARMS ZUM SPRECKEL CORD/JANE HARMS ZUM TR	6150 N SCOTTSDALE RD 44 PARADISE VALLEY 85253		2023	327,500	254,263	2022	265,000	242,155	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-064	CONWAY DENNIS D/MARY C TR	6150 N SCOTTSDALE RD 45 PARADISE VALLEY 85253		2023	327,500	254,263	2022	265,000	242,155	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-064	HOLMES BRIAN G	6150 N SCOTTSDALE RD 46 PARADISE VALLEY 85253		2023	327,500	254,263	2022	265,000	242,155	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-065	HADL JOHN/DIANA	6150 N SCOTTSDALE RD 47 PARADISE VALLEY 85253		2023	346,600	271,326	2022	281,500	258,406	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-066	LOMBARDO FAMILY LLLP	6150 N SCOTTSDALE RD 48 PARADISE VALLEY 85253		2023	345,500	271,326	2022	280,500	258,406	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-067	WALKER ANDREW J/ELIZABETH A	6150 N SCOTTSDALE RD 49 PARADISE VALLEY 85253		2023	327,500	254,263	2022	265,000	242,155	3.1	3.1	745	SCOTTSDALE	R-4R	1	
174-65-068	BAYSE MICHELLE MITCHELL/HAGEMANN BRUCE A	6150 N SCOTTSDALE RD 50 PARADISE VALLEY 85253		2023	327,500	254,263	2022	265,000	242,155	4.2	4.2	745	SCOTTSDALE	R-4R	1	
174-65-069	DENIS NIKKOLAS/JORDYN D	6150 N SCOTTSDALE RD 51 PARADISE VALLEY 85253		2023	346,600	271,326	2022	281,500	258,406	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-070	RICHARD G LAVIGNE TRUST	6150 N SCOTTSDALE RD 52 PARADISE VALLEY 85253		2023	344,600	271,326	2022	279,700	258,406	4.1	4.1	745	SCOTTSDALE	R-4R	1	
174-65-071	PV SCOTTSDALE HOTEL OWNER SPE LLC	6160 N SCOTTSDALE RD PARADISE VALLEY 85253		2023	#####	#####	2022	#####	#####	1.12	1.12	610	PARADISE VALLEY	SUP-R	1	
174-66-001	G CAMELBACK CEMETERY	6820 E MCDONALD DR PARADISE VALLEY 85253		2023	2,444,400	1,736,712	2022	1,890,100	1,654,011	2.R	2.R	9030	PARADISE VALLEY	R-43	1	
174-66-002E	MILLER CAROLYN	6930 E MCDONALD DR PARADISE VALLEY 85253		2023	2,415,600	1,875,573	2022	1,934,100	1,786,260	3.1	3.1	151	PARADISE VALLEY	R-43	1	
174-66-002F	HAPPY VALLEY INVESTMENT GROUP LLC	6924 E MCDONALD DR PARADISE VALLEY 85253		2023	886,400	581,641	2022	775,700	553,944	2.R	2.R	12	PARADISE VALLEY	R-43	1	
174-66-002G	IBEX TRUST	6920 E MCDONALD DR PARADISE VALLEY 85253	WASTCHAK DARAN R TR	2023	1,259,700	770,390	2022	959,200	733,705	3.1	3.1	141	PARADISE VALLEY	R-43	1	
174-66-002H	C & C HUTCHISON FAMILY TRUST	6021 N MOCKINGBIRD LN PARADISE VALLEY 85253		2023	1,165,600	750,534	2022	837,800	714,794	3.1	3.1	141	PARADISE VALLEY	R-43	1	
174-66-002J	MILLER LINDA	6806 E MCDONALD DR PARADISE VALLEY 85253		2023	1,083,200	648,352	2022	822,100	617,478	4.1	4.1	141	PARADISE VALLEY	R-43	1	
174-66-005	BELL AND 63RD INVESTMENTS LLC	6804 E VALLEY VISTA LN PARADISE VALLEY 85253		2023	1,190,800	728,658	2022	871,600	693,960	4.1	4.1	141	PARADISE VALLEY	R-43	1	
174-66-006	ROSS GENO G	6806 E VALLEY VISTA LN PARADISE VALLEY 85253		2023	1,494,700	1,017,363	2022	1,121,800	968,917	3.1	3.1	141	PARADISE VALLEY	R-43	1	
174-66-007	PFITZER KARL F/VICKIE RAE	6808 E VALLEY VISTA LN PARADISE VALLEY 85253		2023	1,287,100	794,747	2022	936,100	756,902	3.1	3.1	141	PARADISE VALLEY	R-43	1	
174-66-008	HRM-SMM LLC	6810 E VALLEY VISTA LN PARADISE VALLEY 85253		2023	4,232,200	2,540,729	2022	3,236,600	2,419,742	3.1	3.1	161	PARADISE VALLEY	R-43	1	
174-66-009	YAMASHIRO DANIEL/KRISTINE	6812 E VALLEY VISTA LN PARADISE VALLEY 85253		2023	2,886,200	1,514,769	2022	2,142,000	1,442,637	3.1	3.1	151	PARADISE VALLEY	R-43	1	
174-66-010	MANLEY COLLEEN CHRISTA	6136 N QUAIL RUN RD PARADISE VALLEY 85253		2023	1,592,300	938,872	2022	1,182,500	894,164	3.1	3.1	141	PARADISE VALLEY	R-43	1	
174-66-011	FRED AND COLLEEN STEINBERG TRUST	6118 N QUAIL RUN RD PARADISE VALLEY 85253		2023	2,062,000	1,107,805	2022	1,520,500	1,055,052	3.1	3.1	151	PARADISE VALLEY	R-43	1	
174-66-012	CASA DE VALLEY VISTA LLC	6814 E VALLEY VISTA LN PARADISE VALLEY 85253		2023	5,837,000	2,918,470	2022	4,148,500	2,779,495	3.1	3.1	171	PARADISE VALLEY	R-43	1	
174-66-013	SOLE AND SEPARATE LLC/SEEMA AHLUWALIA PERSONAL RESID	6809 E VALLEY VISTA LN PARADISE VALLEY 85253		2023	4,324,800	3,021,630	2022	3,402,700	2,877,743	3.1	3.1	161	PARADISE VALLEY	R-43	1	
174-66-014	DOYLE D JAMES/PHYLLIS J TR	6807 E VALLEY VISTA LN PARADISE VALLEY 85253		2023	1,097,200	701,976	2022	776,800	668,549	3.1	3.1	141	PARADISE VALLEY	R-43	1	
174-66-015	COBB REVOCABLE LIVING TRUST	6805 E VALLEY VISTA LN PARADISE VALLEY 85253	COBB ALEXANDER MILLER/CHRISTINE KELLY TR	2023	4,759,000	2,352,968	2022	3,547,700	2,240,922	4.1	4.1	161	PARADISE VALLEY	R-43	1	
174-66-016	TOOFAN MARC P/KERIC NATASHA	6802 E VALLEY VISTA LN PARADISE VALLEY 85253		2023	1,594,700	1,061,263	2022	1,215,800	1,010,727	3.1	3.1	141	PARADISE VALLEY	R-43	1	
174-66-017	PIROOZ LLC	6828 E VALLEY VISTA LN PARADISE VALLEY 85253		2023	2,887,000	1,889,672	2022	2,275,100	1,799,688	3.1	3.1	151	PARADISE VALLEY	R-43	1	
174-66-018	BONNEM KENNETH C/FRIEDMAN MARTHA A	6825 E VALLEY VISTA LN PARADISE VALLEY 85253		2023	1,353,300	841,131	2022	981,700	801,077	3.1	3.1	141	PARADISE VALLEY	R-43	1	
174-66-019	GRAY BENJAMIN	6823 E VALLEY VISTA LN PARADISE VALLEY 85253		2023	4,595,700	2,375,516	2022	3,495,500	2,262,396	3.1	3.1	161	PARADISE VALLEY	R-43	1	
174-66-020	CAIRNS RICHARD A	6821 E VALLEY VISTA LN PARADISE VALLEY 85253		2023	1,164,800	672,811	2022	822,600	640,772	3.1	3.1	141	PARADISE VALLEY	R-43	1	
174-66-021	FLIPPER TRUST	6816 E VALLEY VISTA LN PARADISE VALLEY 85253	ZULAICA YULISSA TR	2023	1,172,100	550,887	2022	798,500	639,444	2.R	4.1	11	PARADISE VALLEY	R-43	1	
174-66-022	RASMUSSEN LIVING TRUST	6102 N QUAIL RUN RD PARADISE VALLEY 85253	ROBERT V/EILEEN I RASMUSSEN TRUSTEES	2023	1,137,300	704,767	2022	816,500	671,207	3.1	3.1	141	PARADISE VALLEY	R-43	1	
174-66-023	LEWIS JULIANNE N TR	6044 N QUAIL RUN RD PARADISE VALLEY 85253		2023	2,146,200	1,418,358	2022	1,645,200	1,350,817	3.1	3.1	141	PARADISE VALLEY	R-43	1	
174-66-024	RINK GLENN R	6028 N QUAIL RUN RD PARADISE VALLEY 85253		2023	1,617,600	946,620	2022	1,182,500	901,543	3.1	3.1	141	PARADISE VALLEY	R-43	1	
174-66-025	PARADISE VILLAGE ENTERPRISES LLC	6818 E VALLEY VISTA LN PARADISE VALLEY 85253		2023	1,545,800	1,055,990	2022	1,162,100	1,005,705	4.2	4.2	141	PARADISE VALLEY	R-43	1	
174-66-026	MATTSON CRAIG/SLICK STACEY	6820 E VALLEY VISTA LN PARADISE VALLEY 85253		2023	4,422,100	2,206,367	2022	3,282,600	2,101,302	3.1	3.1	161	PARADISE VALLEY	R-43	1	
174-66-027B	BROWN EDWARD H/JANINE H	6822 E VALLEY VISTA LN PARADISE VALLEY 85253		2023	1,629,600	938,555	2022	1,219,800	893,862	3.1	3.1	141	PARADISE VALLEY	R-43	1	
174-66-028	KALOS FAMILY LIVING TRUST	6824 E VALLEY VISTA LN PARADISE VALLEY 85253		2023	2,042,800	1,207,709	2022	1,554,800	1,150,199	3.1	3.1	151	PARADISE VALLEY	R-43	1	
174-66-029	KAREN STIEFEL REVOCABLE TRUST	6826 E VALLEY VISTA LN PARADISE VALLEY 85253		2023	5,478,300	2,871,406	2022	4,081,600	2,734,672	4.1	4.1	161	PARADISE VALLEY	R-43	1	
174-66-030	PARADISE VALLEY TOWN OF			2023	100,400	67,374	2022	77,800	64,166	2.R	2.R	9700	PARADISE VALLEY	R-43	1	
174-66-031	KATHERINE HERBERGER SEPARATE PROPERTY TRUST	6918 E MCDONALD DR PARADISE VALLEY 85253		2023	1,858,500	1,012,598	2022	1,394,500	964,379	3.1	3.1	141	PARADISE VALLEY	R-43	1	
174-67-007C	T ANN SINER FAMILY TRUST	6136 N MOCKINGBIRD LN PARADISE VALLEY 85253		2023	4,095,600	2,648,583	2022	3,296,300	2,522,460	3.1	3.1	151	PARADISE VALLEY	R-43	1	
174-67-008D	E J PROPERTY ESTATES LLC	6044 N MOCKINGBIRD LN PARADISE VALLEY 85253		2023	1,369,300	750,486	2022	980,500	714,749	4.2	4.2	141	PARADISE VALLEY	R-43	1	
174-67-010	REM FAMILY TRUST	6740 E VALLEY VISTA LN PARADISE VALLEY 85253		2023	1,576,000	1,002,312	2022	1,205,600	954,583	3.1	3.1	151	PARADISE VALLEY	R-43	1	
174-67-011	HAWKSWORTH DENNIS/FRANCES	6730 E VALLEY VISTA LN PARADISE VALLEY 85253		2023	1,658,000	1,111,993	2022	1,275,100	1,059,041	3.1	3.1	151	PARADISE VALLEY	R-43	1	
174-67-016A	LARKIN M CHRISTINE	6739 E VALLEY VISTA LN PARADISE VALLEY 85253		2023	1,510,500	858,166	2022	1,109,700	817,301	3.1	3.1	151	PARADISE VALLEY	R-43	1	
174-67-025	PAUL ANTHONY ENDER AND SIMONE ENDER TRUST	6738 E ROVEY AVE PARADISE VALLEY 85253		2023	4,066,000	2,537,389	2022	3,170,800	2,416,561	4.1	4.1	161	PARADISE VALLEY	R-43	1	

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October 20, 2021

Ms. Peggy Ferrin, CPPB
Town of Paradise Valley
6401 E Lincoln Drive
Paradise Valley, AZ 85253

Subject: The Andaz Resort– Noise Study and Recommendations – Town of Paradise Valley, AZ

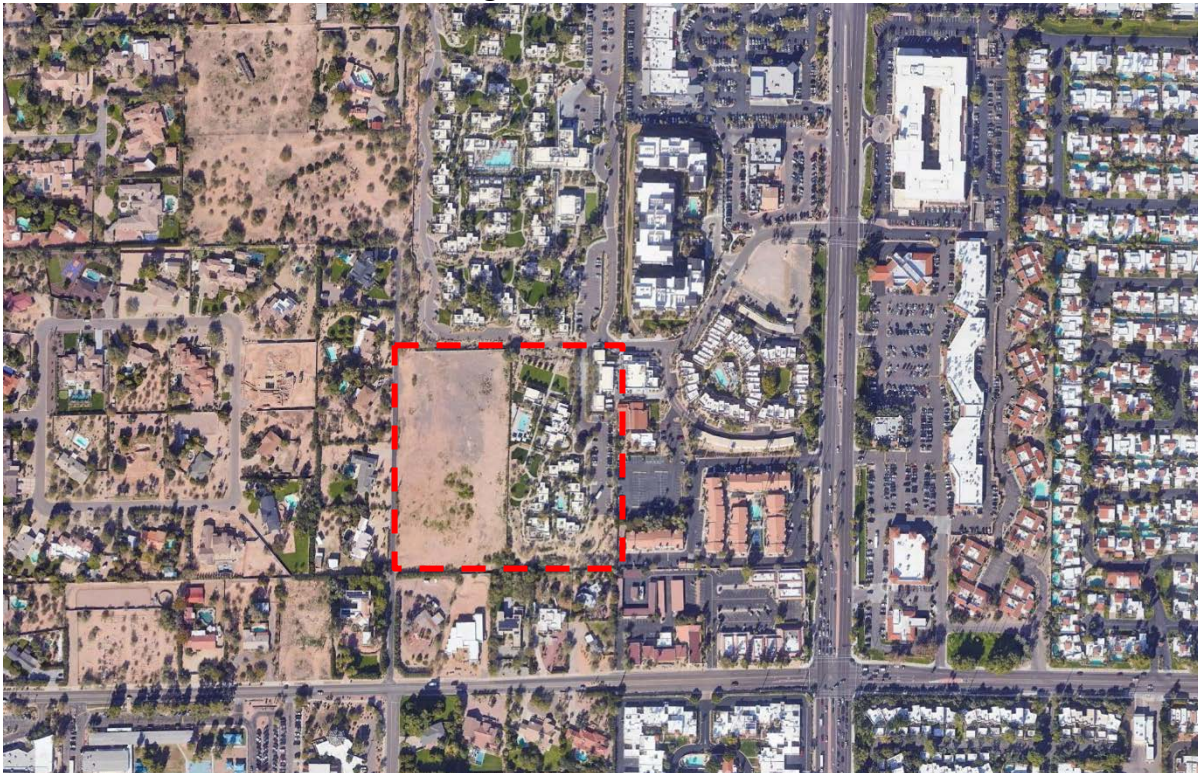
Dear Ms. Ferrin:

MD Acoustics, LLC (MD) is pleased to provide this noise study and recommendations report as it relates to proposed operations and events at the Andaz Resort located at 6114 N Scottsdale Rd, Scottsdale, AZ. This study has been prepared based on the comments from the Town and the owner regarding operations on two (2) event lawns at the resort. The project was assessed with regard to potential operations and event noise, such as weddings, and other gatherings. For your reference, Appendix A contains a glossary of acoustical terms.

1.0 Assessment Overview

This assessment evaluates the Project Noise Levels from the two (2) resort lawns and compares the projected noise levels to the Town's noise ordinance. Figure 1 below shows the site location, with a red box around the area under evaluation. MD measured the baseline noise condition, simulated an event with amplified speech, and modeled 12 scenarios.

Figure 1: Site Location



Recommendations are provided to ensure that the project operations meet the Town’s noise ordinance. MD traveled to the project site and performed several baseline measurements to gather the existing condition at or near the site. Measurements were performed at the property boundaries which were used to define the existing noise condition at the site. MD utilized Type 1 and 2 sound level meters that meet ANSI S1.4 engineering standards to record minute-by-minute baseline data

2.0 Local Acoustical Requirements

MD compared the results of the noise assessment to Section 10-7-3 of the Town of Paradise Valley, Town Code. The Town Code states: “Table 1 sets forth the noise level limits for stationary sources, and it is unlawful to project a sound or noise, except those caused by motor vehicles, from one property into another in excess of the stated limits”.

Table 1: Limiting Noise Levels for Stationary Sources

<u>TIME</u>	<u>MAXIMUM ALLOWABLE NOISE LEVEL dB (A)</u>
7:00 a.m. to 10:00 p.m.	56
10:00 p.m. to 7:00 a.m. and on all Sundays and specified legal holidays	45

Therefore, project operations must comply with the Town’s noise limit of 56 dBA during daytime (7AM to 10PM) hours and 45 dBA during nighttime (10PM to 7AM) hours

3.0 Study Method and Procedure

Existing Noise Condition/Baseline

On September 15, 2021, two (2) 15-minute baseline noise measurements were conducted at the project site between 3:00 PM and 3:30 PM. The project site is adjacent to resort property to the north, existing commercial uses to the east, existing residential uses to the south, and Quail Run Road and adjacent residences to the west. Noise data indicate that the ambient noise level ranges from 51.5 dBA Leq at Albers Lawn to 45.8 dBA at the dirt field to the west of the event lawns considered in this report. Additional field notes and photographs are provided in Appendix B.

Simulated Event Measurements

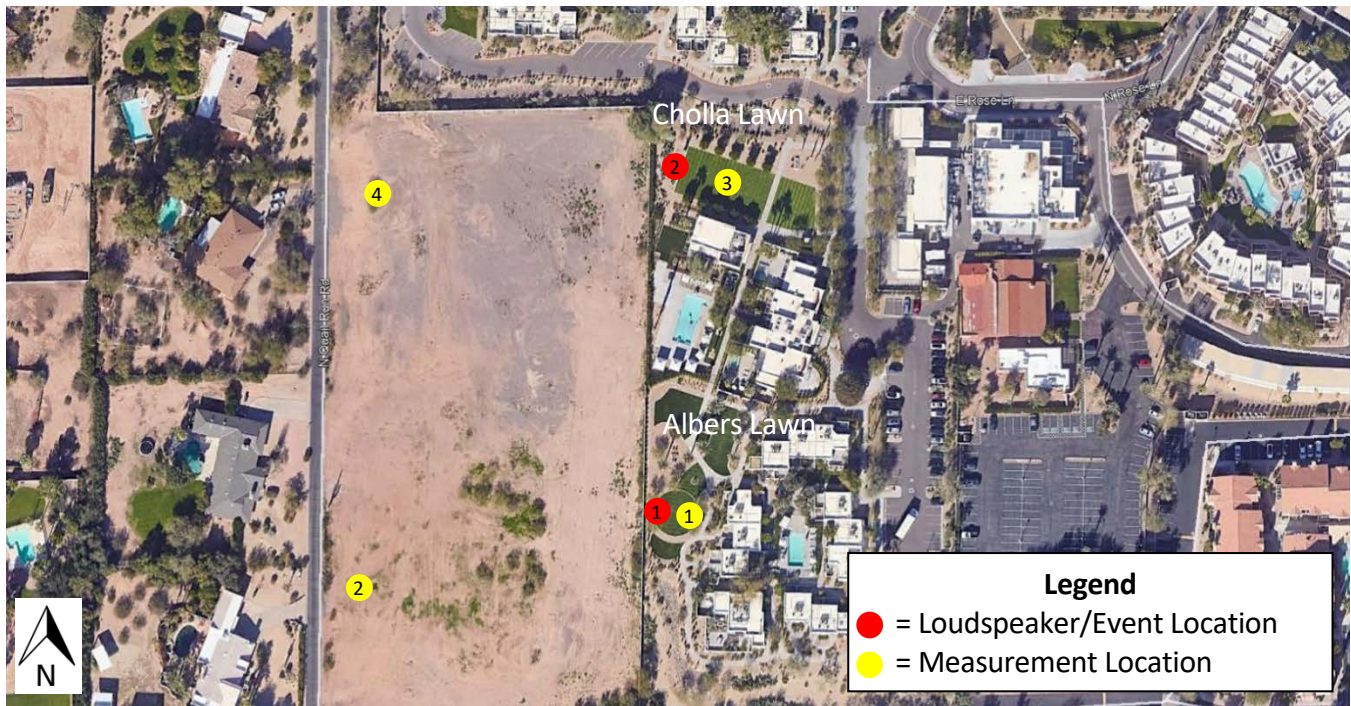
At the Andaz resort, complaints sometimes arise during an amplified speech event when a person speaks too loudly into the microphone. This is difficult to control because people can change the loudness with which they speak or the distance between their mouth and the microphone very quickly.

To understand this issue, MD traveled to the site and measured noise levels during a simulated event using the audio equipment and settings typical of events held on Albers Lawn and on Cholla Lawn. The noise was measured at the event lawns under study and near the western property line of the Andaz resort.

Figure 2 indicates the location of the audio equipment and measurement locations for the experiment performed on Albers Lawn.

<Figure 2, next page>

Figure 2: Event Lawn Simulated Events



The noise measured approximately 85-92 dBA at Measurement Location 1 and approximately 52-58 dBA at Measurement Location 2 on Albers Lawn. Noise levels measured approximately 80-85 dBA at Measurement Location 3 and approximately 50-52 dBA at Measurement Location 4.

Although fluctuations in exterior noise levels due to air traffic, car traffic, and other noise events during the measurement period may have impacted measurement results, the measurement data provide an approximation of the noise levels possible during operations at these event lawns.

Stationary Noise Level Prediction Modeling

SoundPlan Acoustic Modeling Software (SP) was utilized to model the operational noise levels from the project site. SP acoustical modeling software is capable of evaluating stationary noise sources (e.g., loudspeakers for live events, DJs, parking lots, crowds, loading/unloading, patios, etc.) and much more. SP's software utilizes algorithms (based on inverse square law) to calculate noise level projections. The software allows the user to input specific noise sources, spectral content, sound barriers, building placement, topography, and sensitive receptor locations. In addition, SP can model the noise sources as point sources, line sources, and area sources.

The future worst-case noise level projections were modeled using referenced sound level data for the various stationary on-site sources (amplified speech on an event lawn). The model assumes noise projections at 5-feet above the ground level. Table 2 below outlines the referenced noise levels used to calibrate the models. Potential solutions to reduce the noise impact to adjacent residences were compared using these reference sound levels as a baseline condition and evaluated based on the noise level projections.

Table 2: Reference Sound Level Measurements for SoundPlan Model

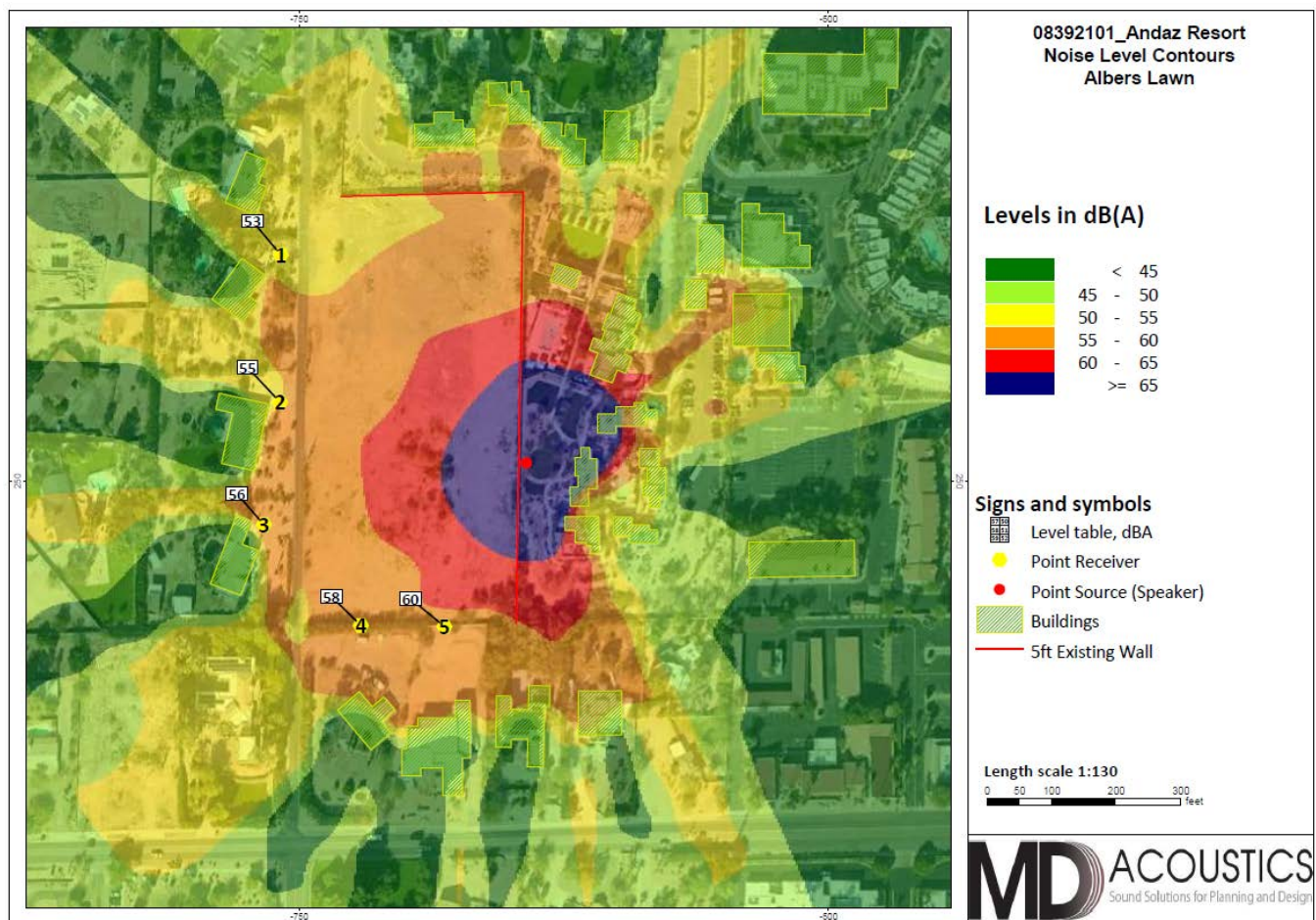
Source	Source Type	Reference Level (dBA)	Distance (ft)
Amplified Speech ¹	Point Source	100	3
<small>1. Based on sound measurements conducted 9/15/2021 at Andaz Resort</small>			

4.0 Findings and Recommendations

4.1 Albers Lawn

Figure 3 illustrates the Existing Condition/Baseline SP model. This represents the noise level at an instant in which a person shouts into a microphone during a speech. Although this level would only exist for a second or two, it has the potential to exceed the noise ordinance and generate noise complaints.

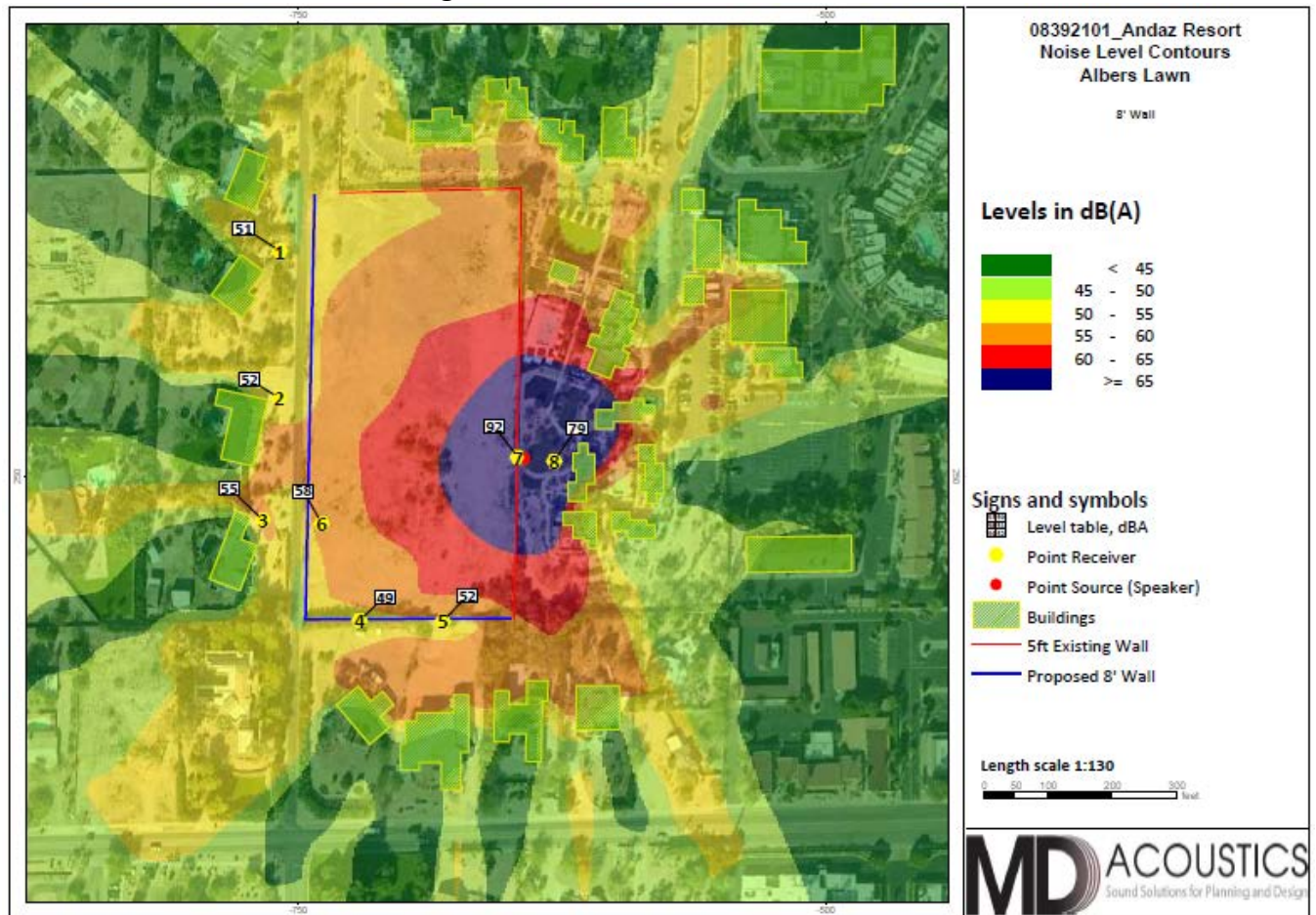
Figure 3: Albers Lawn Existing Condition/Baseline



MD evaluated six (6) potential noise abatement options for Albers Lawn and compared them to the existing condition shown in Figure 3.

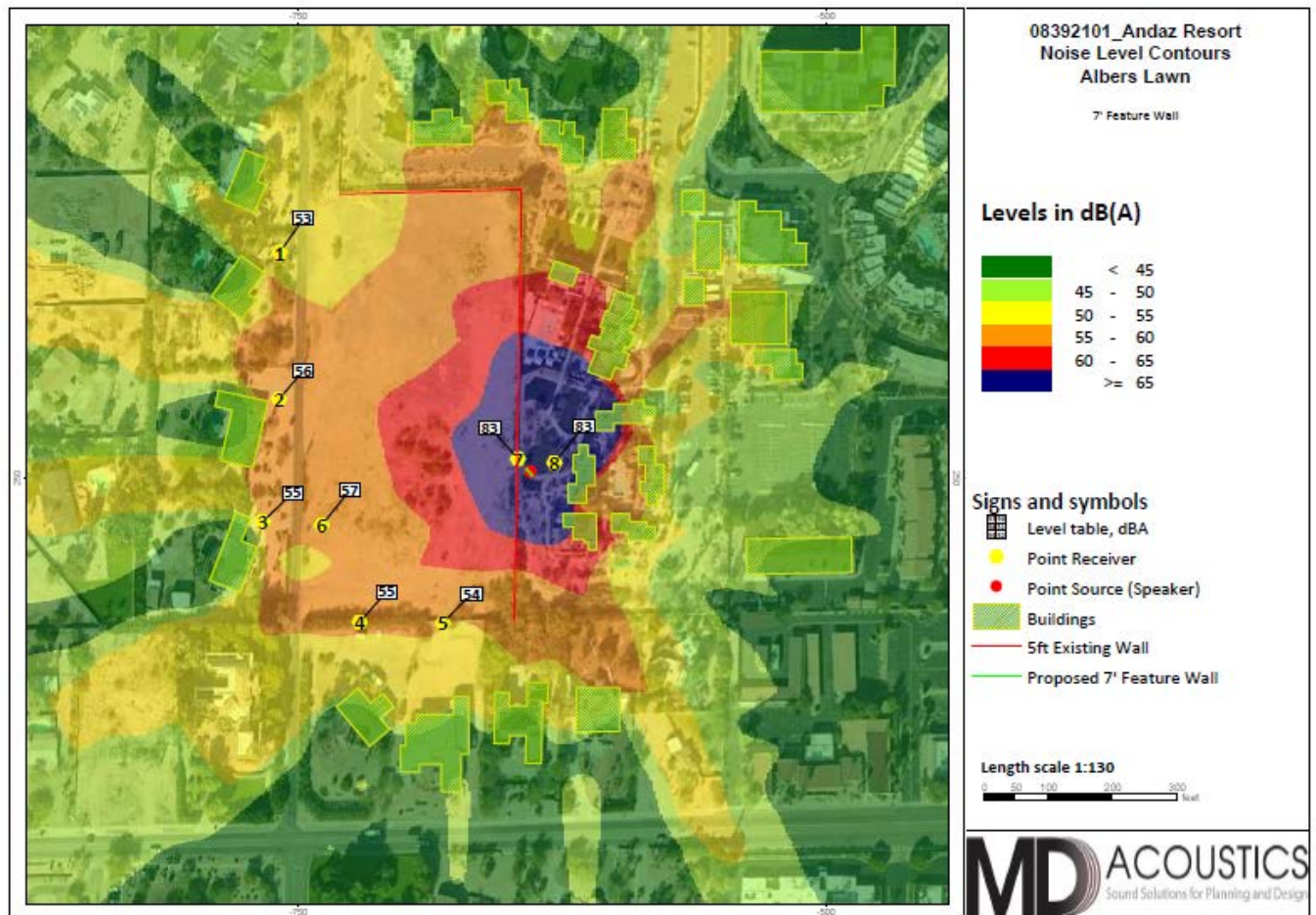
8' Wall: Figure 4 shows the situation that was modeled with an 8' CMU wall around the dirt field to the west of Albers Lawn.

Figure 4: Albers Lawn 8' Wall Scenario



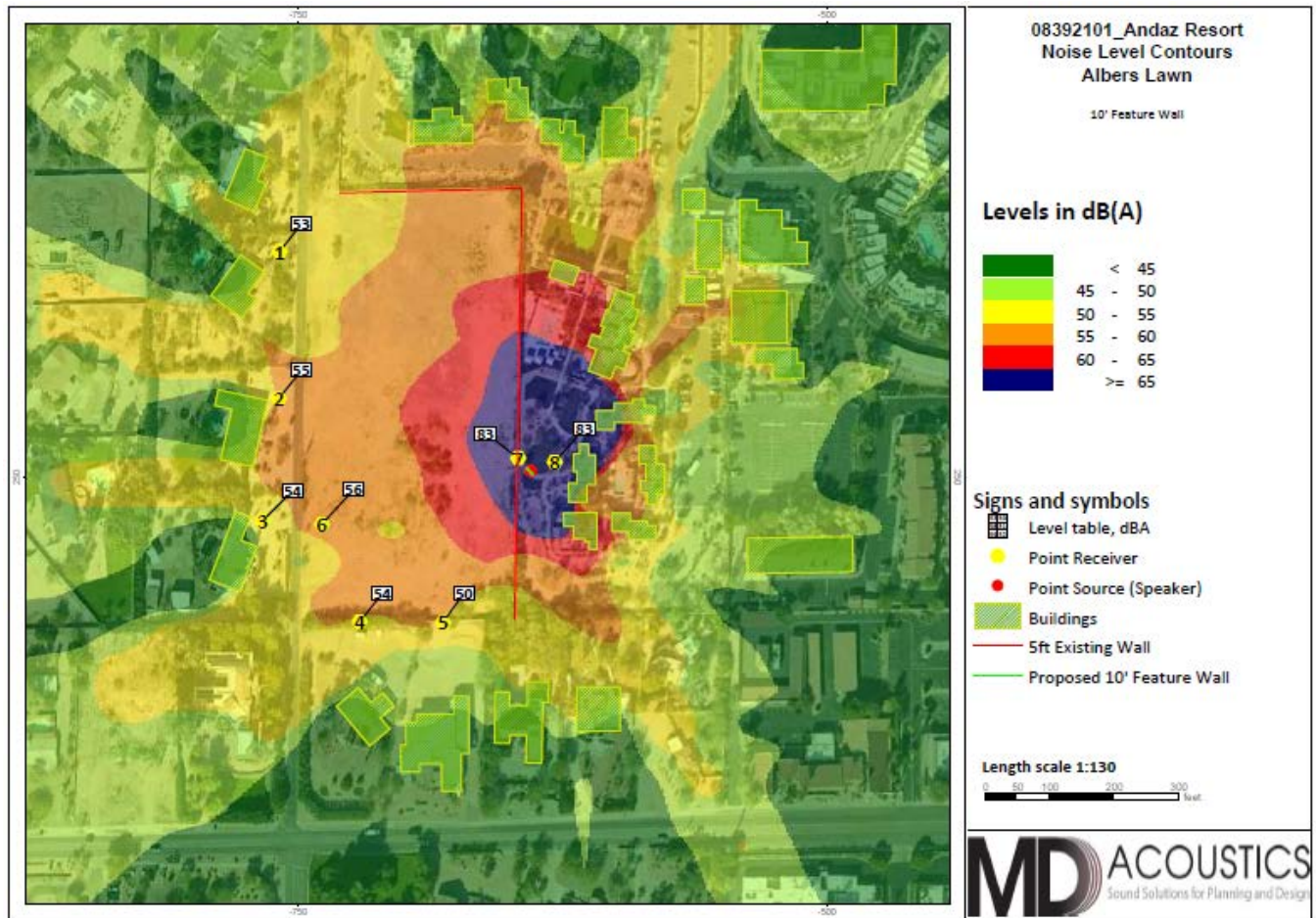
7' Tall Feature Wall: Figure 5 shows the situation that was modeled with a 15' wide by 7' tall feature wall built to contain the speakers such that the sound would be redirected to the northeast.

Figure 5: Albers Lawn 7' Tall Feature Wall



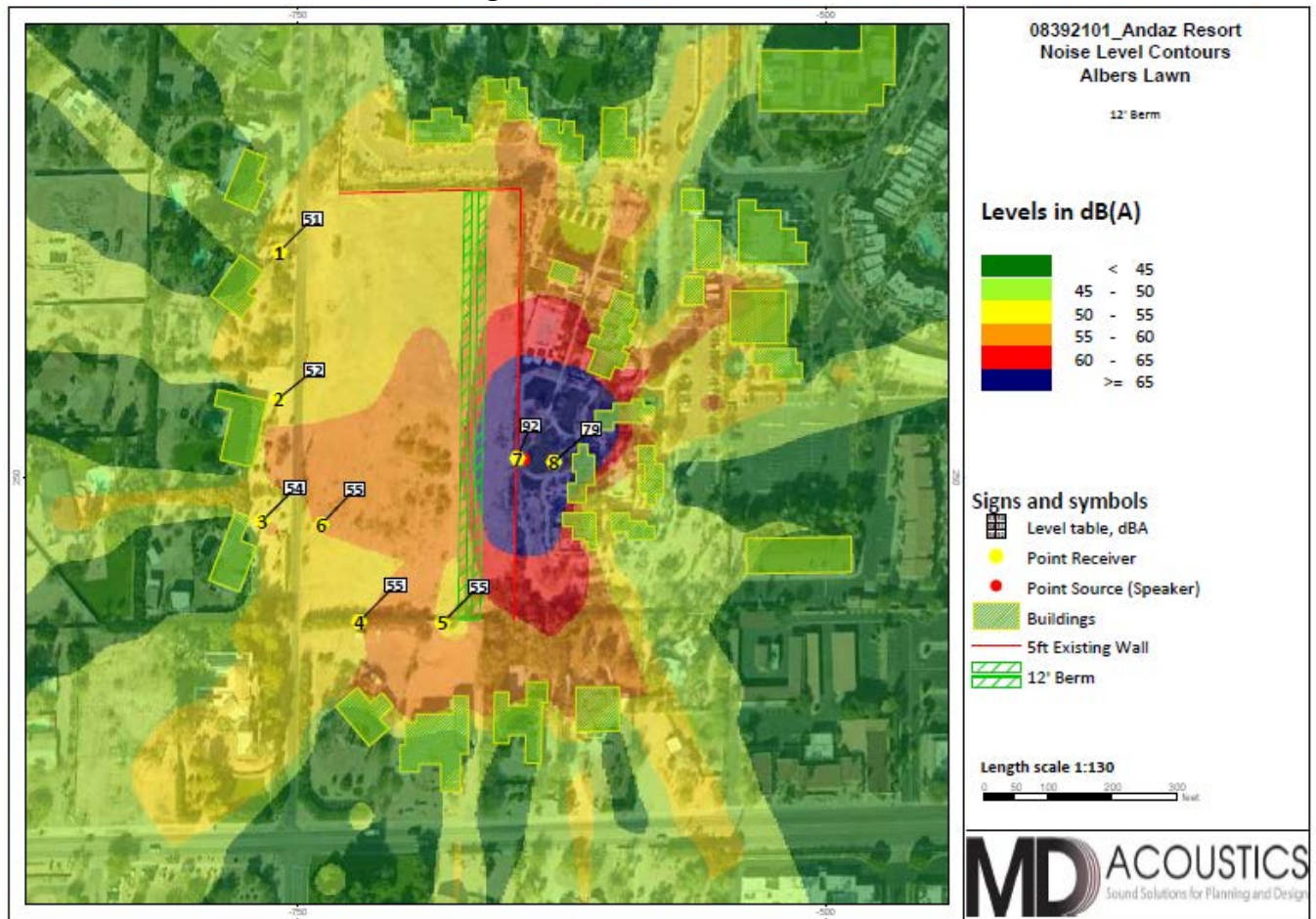
10' Tall Feature Wall Figure 6 shows the situation that was modeled with a 15' wide by 10' tall feature wall built to contain the speakers such that the sound would be redirected to the northeast.

Figure 6: Albers Lawn 10' Feature Wall



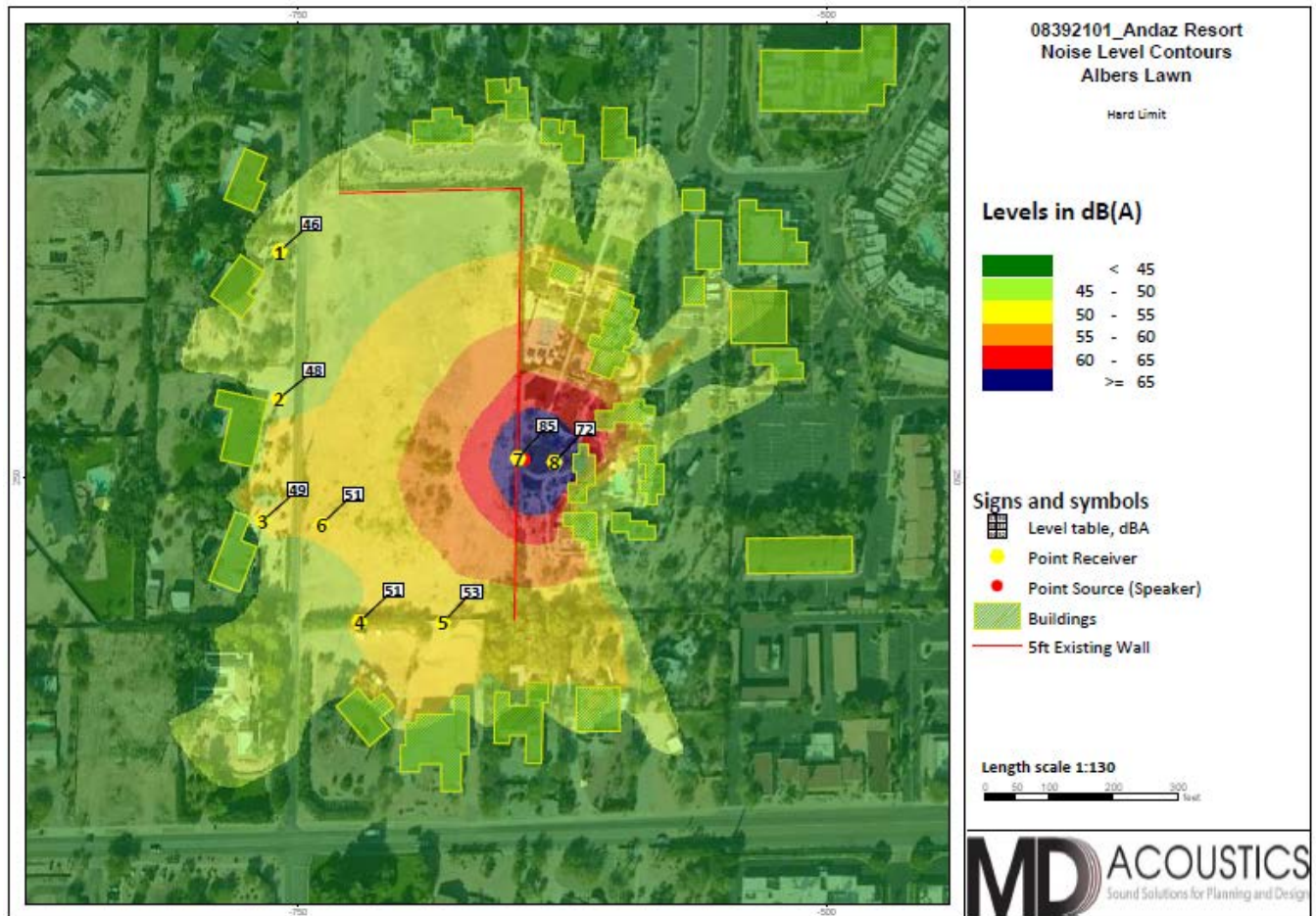
12' Berm: This situation was modeled with a 12' tall berm to the west of the Albers Lawn. See Figure 7 below.

Figure 7: Albers Lawn 12' Berm



Hard Limit: This situation was modeled as if a limiter were installed on the audio system such that the maximum source level is constrained not to exceed 93 dBA at 3 ft. See Figure 8 below.

Figure 8: Albers Lawn Hard Limit



Distributed Audio System: This situation was modeled to show the effect of having four(4) times as many loudspeakers distributed around the space with a lower output volume. See Figure 9 below.

Figure 9: Albers Lawn Distributed Audio System

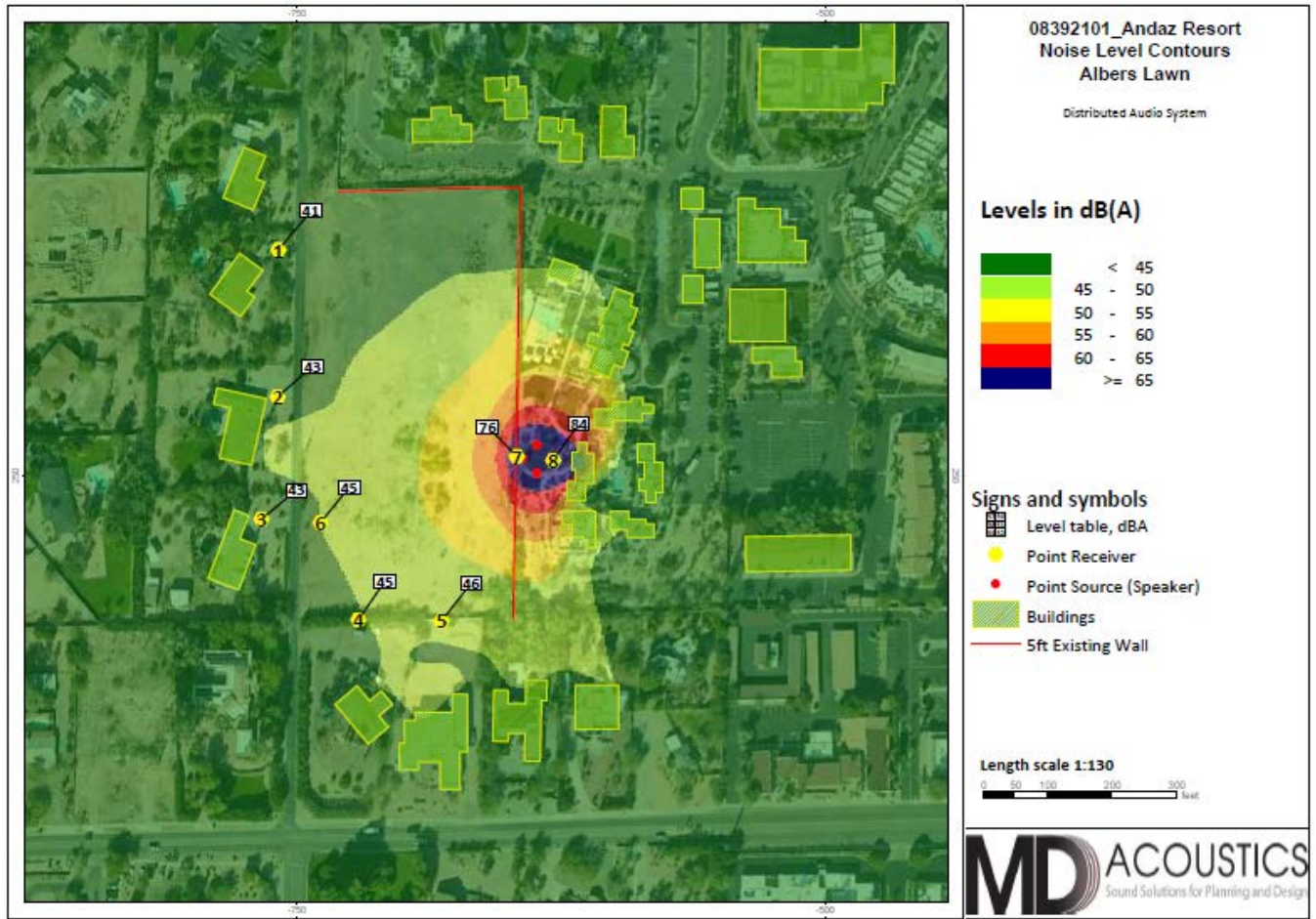


Table 3 provides the characteristics associated with changes in noise levels. When evaluating different scenarios, a 1-2 dB improvement is nominal (i.e., not noticeable), a 3-5 dB improvement is good, and a 10-12 dB improvement is very good.

Table 3: Change in Noise Level Characteristics¹

Changes in Intensity Level, dBA	Changes in Apparent Loudness
1	Not perceptible
3	Just perceptible
5	Clearly noticeable
10	Twice (or half) as loud

1. https://www.fhwa.dot.gov/environMent/noise/regulations_and_guidance/polguide/polguide02.cfm

Table 4 summarizes the results of the Albers Lawn scenarios. The results have been color coded to align with Table 3: red means less than 3 dB improvement from the Baseline Condition (see Figure 3) at that

receptor, green corresponds to a 3-9 dB improvement at that receptor, and blue represents a 10 dB or greater improvement.

Table 4: Albers Lawn Modeling Results

Scenario	Source Level (dBA @ 3 ft)	Sound Level at Nearby Residences ¹ (dBA)				
		1	2	3	4	5
Existing Condition/Baseline	100	53	55	56	58	60
8' Wall	100	51	52	55	49	52
7' Feature Wall	100	53	56	55	55	54
10' Feature Wall	100	53	55	54	54	50
12' Berm	100	51	52	54	55	55
Hard Limit	93	46	48	49	51	53
Distributed Audio System	81	41	43	43	45	46

1. See Figure 3 for receptor locations.

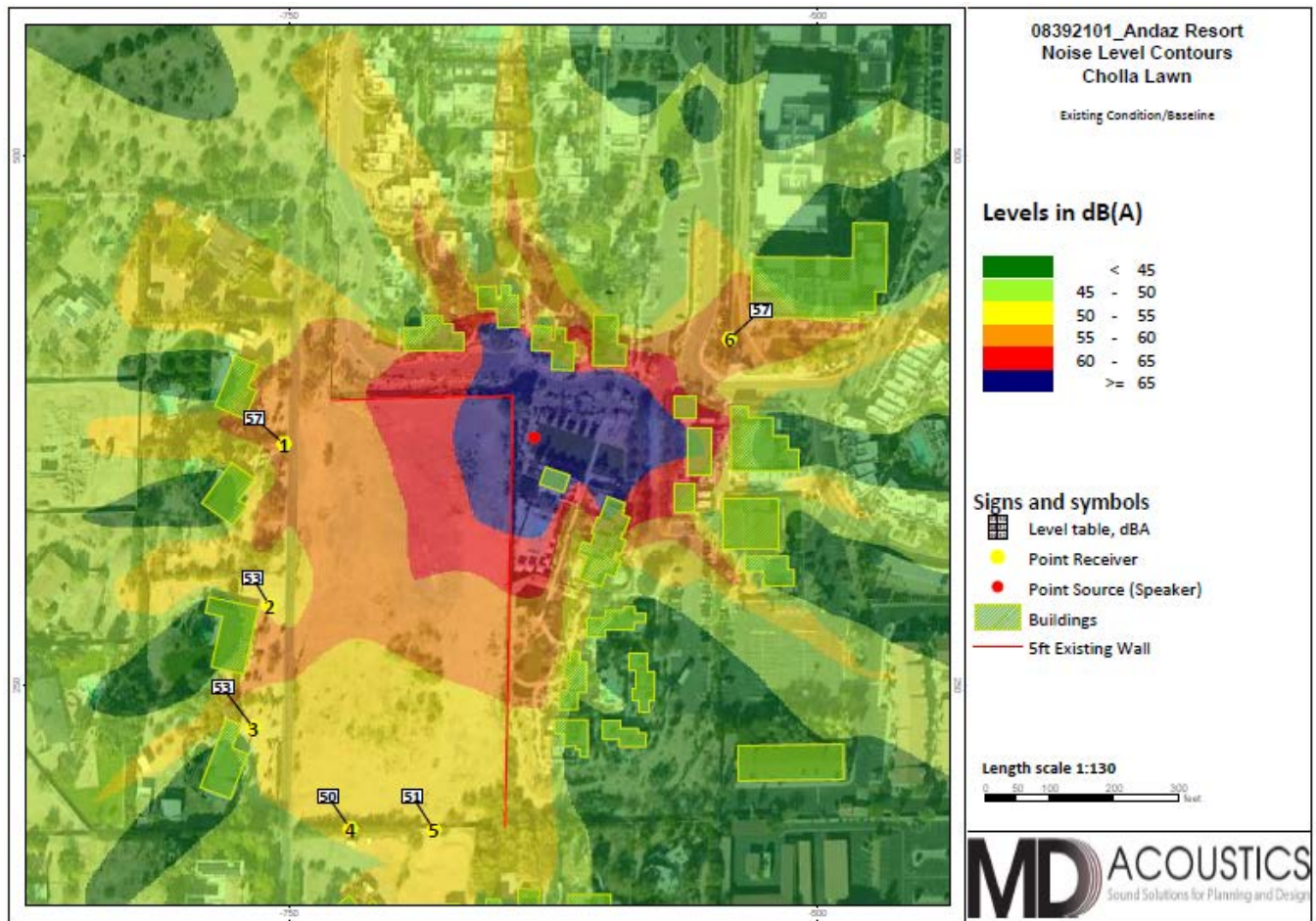
As shown in Table 4, the 8' Wall option provides a negligible difference at almost all receptors. The 7' feature wall provides a 3 dB decrease at Receptor 4 and a 6 dB decrease at Receptor 5. The 10' feature wall provides a 4 dB decrease at Receptor 4 and a 10 dB decrease at Receptor 5. The 12' berm provides a 3 dB decrease at Receptors 2 and 4 and a 5 dB decrease at Receptor 5. The Hard Limit provides a 7 dB improvement across all receptors, and the Distributed Audio System provides a 12-15 dB difference at all locations.

4.2 Cholla Lawn

Figure 4 illustrates the Existing Condition/Baseline SP model for Cholla Lawn. This represents the noise level at an instant in which a person shouts into a microphone during a speech. Although this level would only exist for a second or two, it has the potential to exceed the noise ordinance and generate noise complaints.

<Figure 10, next page>

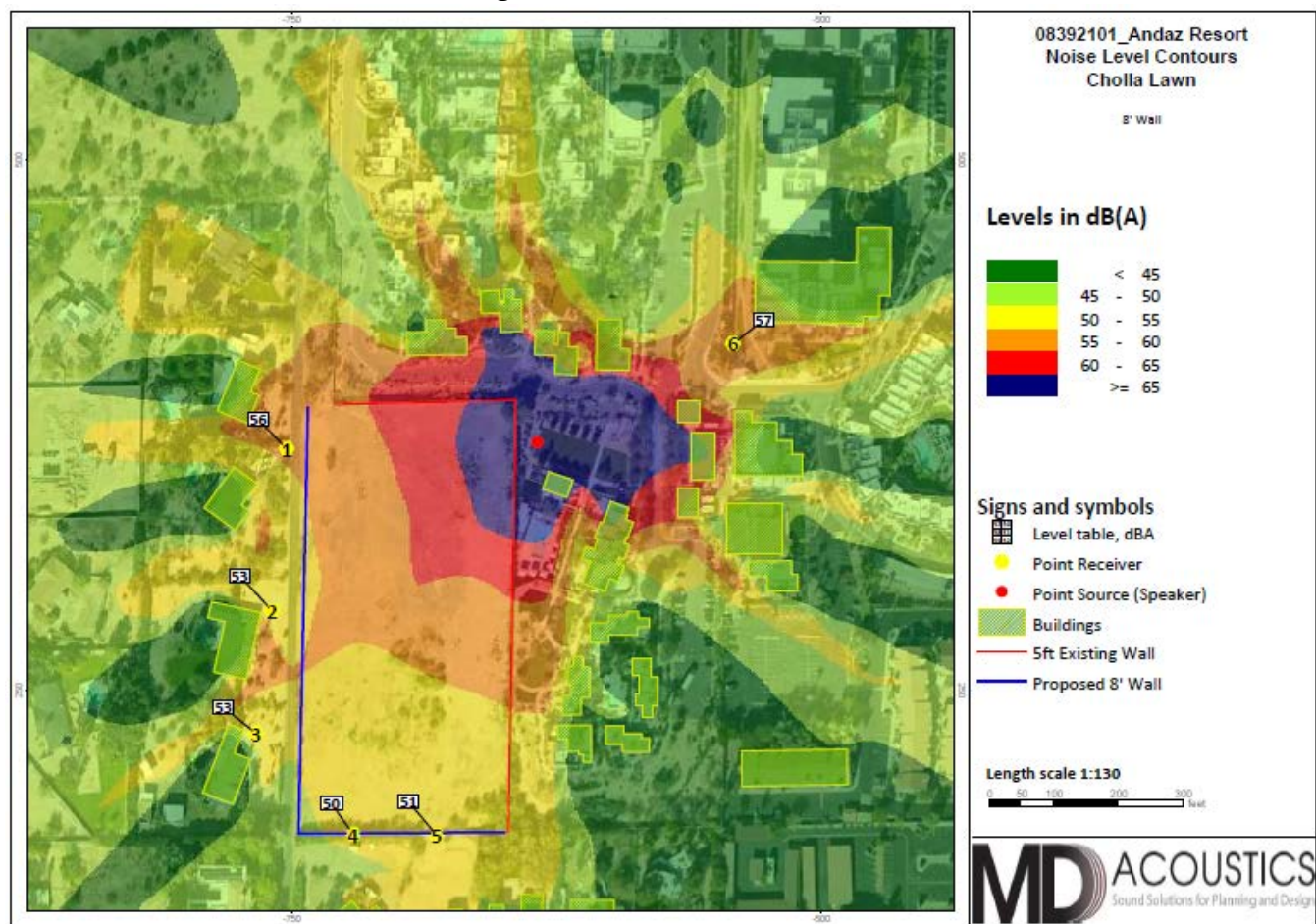
Figure 10: Cholla Lawn Existing Condition/Baseline



MD evaluated four (4) potential noise abatement measures for Cholla Lawn and compared them to the existing condition shown in Figure 10. The following options were evaluated:

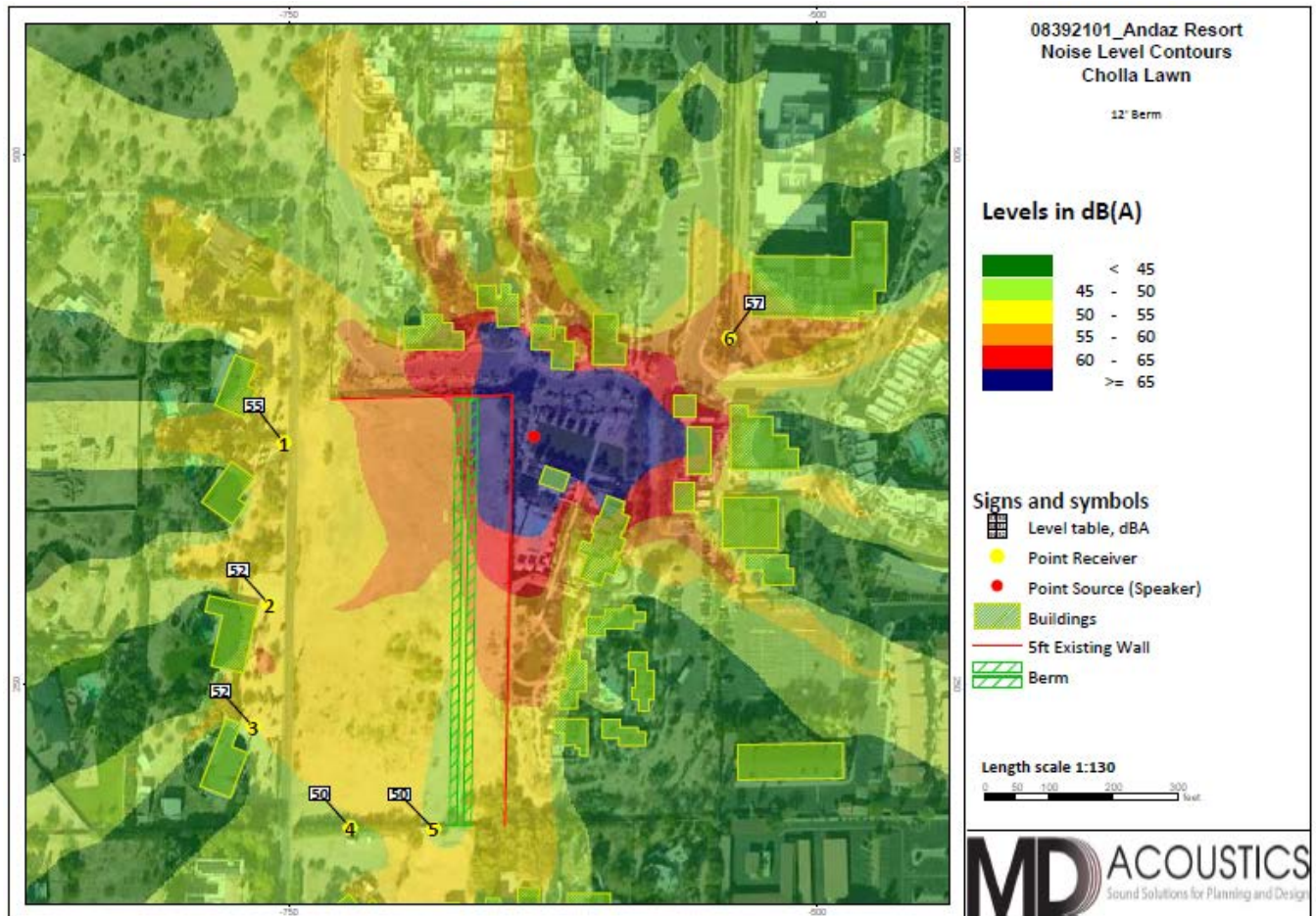
8' Wall: This situation was modeled with an 8' CMU wall around the dirt field to the west of Albers Lawn.

Figure 11: Cholla Lawn 8' Wall



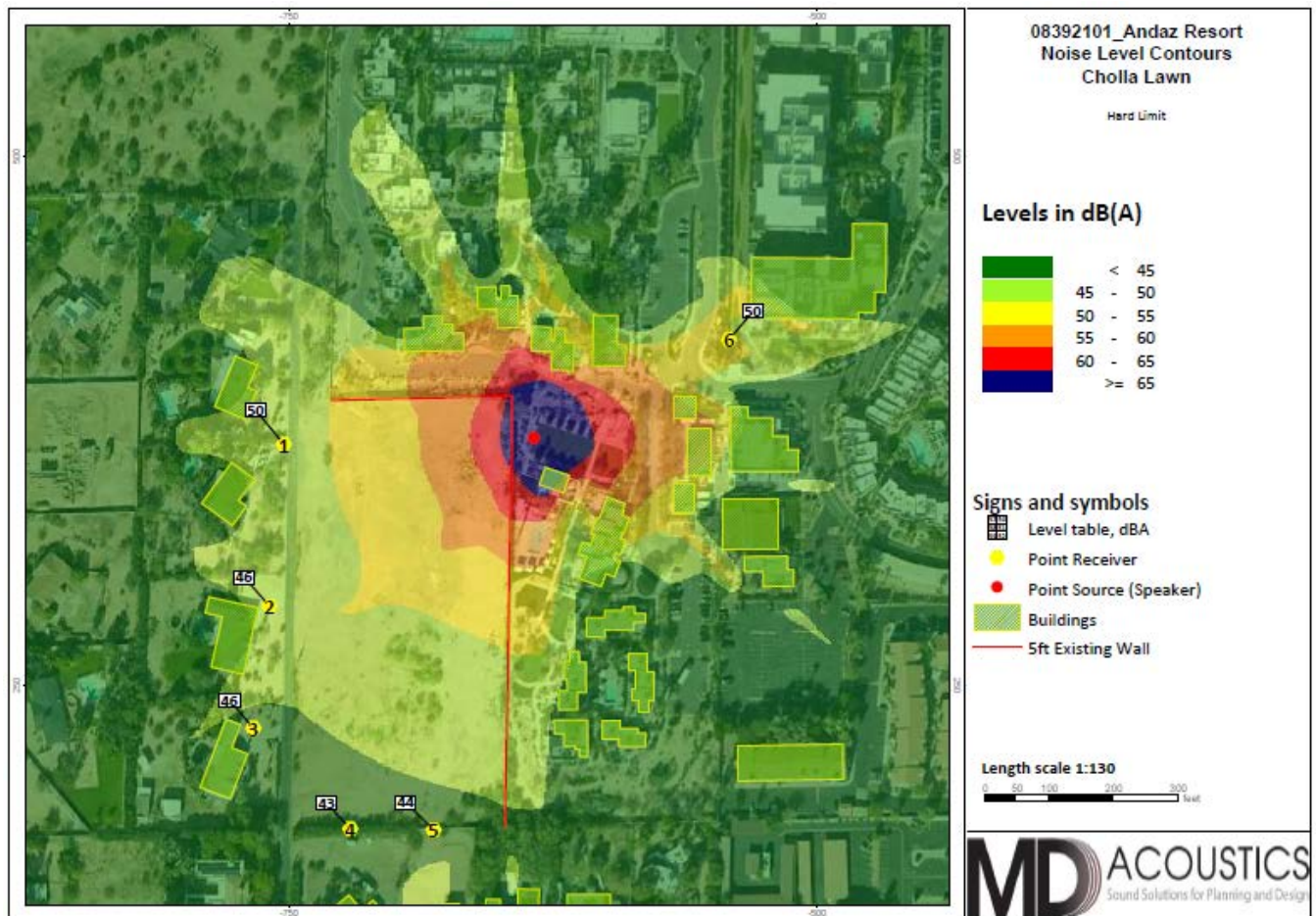
12' Berm: This situation was modeled with a 12' tall berm to the west of the Cholla Lawn. See Figure 12 below.

Figure 12: Cholla Lawn 12' Berm



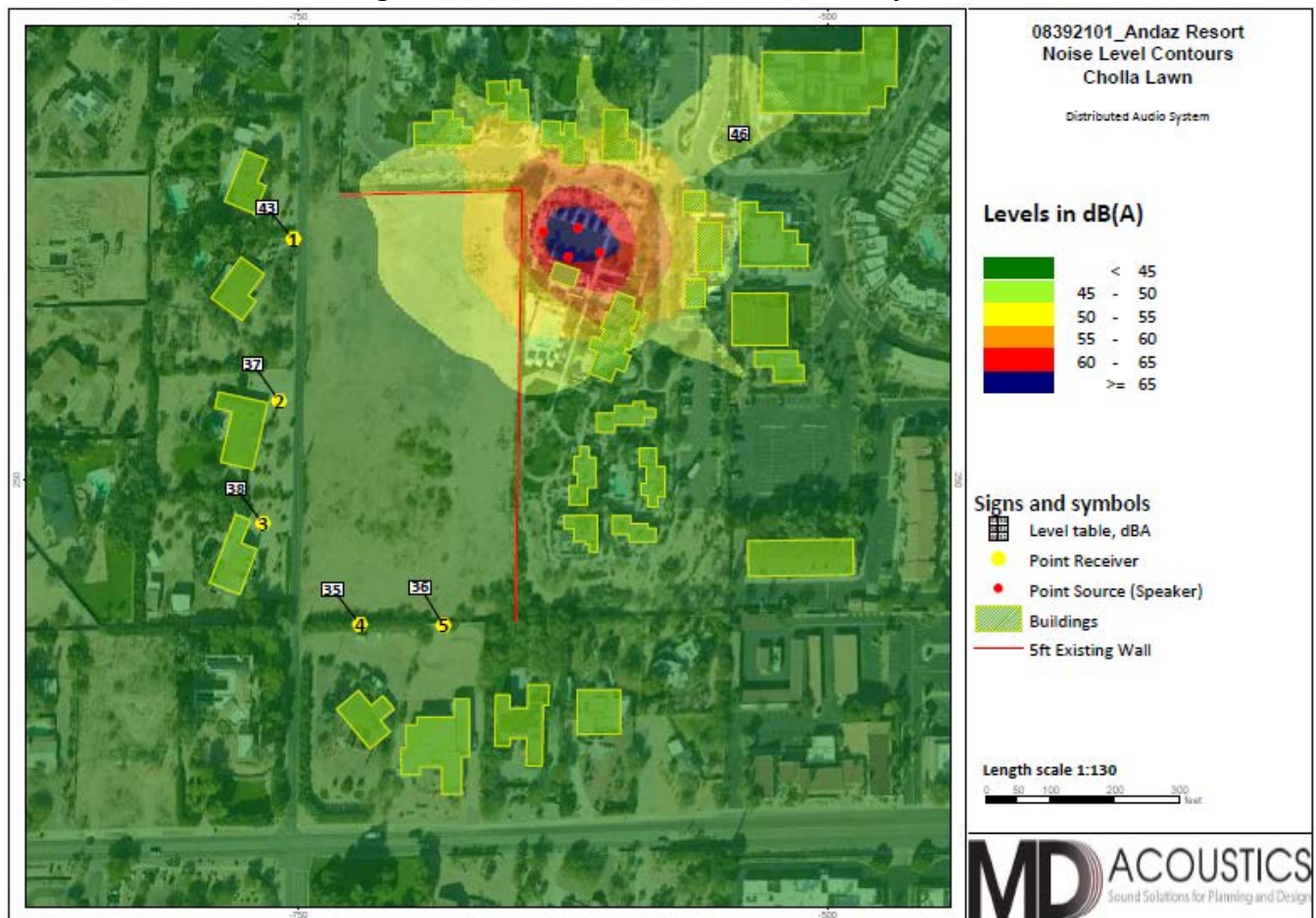
Hard Limit: This situation was modeled as if a limiter were installed on the audio system such that the maximum source level is constrained not to exceed 93 dBA at 3 ft.

Figure 13: Cholla Lawn Hard Limit



Distributed Audio System: This situation was modeled to show the effect of having more loudspeakers distributed around the space at a lower output volume. See Figure 14 below.

Figure 14: Cholla Lawn Distributed Audio System



Appendix C contains the SP modeling contours for each scenario and Table 5 summarizes the results. The results have been color coded to align with Table 3: red means less than 3 dB improvement at that receptor, green corresponds with a 3-9 dB improvement at that receptor, and blue represents a 10 dB or greater improvement.

Table 5: Cholla Lawn Modeling Results

Scenario	Source Level (dBA @ 3 ft)	Sound Level at Nearby Residences ² (dBA)					
		1	2	3	4	5	6
Existing Condition/Baseline	100	57	53	53	50	51	57
8' Wall	100	56	53	53	50	51	57
12' Berm	100	55	52	52	50	50	57
Hard Limit	93	50	46	46	43	44	50
Distributed Audio System	81	43	37	38	35	36	46

1. See Figure 4 for receptor locations.

5.0 Conclusions

MD is pleased to provide this noise study and recommendations for the Andaz Resort. Two (2) scenarios were measured onsite at both the Albers and Cholla event lawns to provide real-world reference sound levels. The measured noise levels were used to evaluate potential noise control solutions using SoundPlan Acoustic Modeling Software.

MD explored ten (10) noise abatement options, six (6) for Albers Lawn and four (4) for Cholla Lawn. However, only two (2) solutions provided a reduction that would make an audible difference for both event spaces. The only solutions explored during this study that provided an audible difference at both event lawns was to implement a hardware noise limit on the audio system or to increase the number and distribution of loudspeakers with a decreased volume level during outdoor events.

If you have any questions regarding this analysis, please call our office at (602) 774-1950.

Sincerely,
MD Acoustics, LLC

A handwritten signature in black ink, appearing to read 'S. Hord'.

Samuel Hord, INCE
Acoustical Consultant

Appendix A

Glossary of Acoustical Terms

Glossary of Terms

A-Weighted Sound Level: The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear. A numerical method of rating human judgment of loudness.

Ambient Noise Level: The composite of noise from all sources, near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

C-Weighted Sound Level: The sound pressure level in decibels as measured on a sound level meter using the C-weighted filter network. The C-weighting filter greatly de-emphasizes very high frequency components of the sound and slightly de-emphasizes the very low frequency components. A numerical method of rating human judgment of loudness.

Community Noise Equivalent Level (CNEL): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five (5) decibels to sound levels in the evening from 7:00 to 10:00 PM and after addition of ten (10) decibels to sound levels in the night before 7:00 AM and after 10:00 PM.

Decibel (dB): A unit for measuring the amplitude of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micro-pascals.

dB(A): A-weighted sound level (see definition above).

dB(C): C-weighted sound level (see definition above).

dB(Z): Z-weighted sound level (see definition of dB above).

Equivalent Sound Level (LEQ): The sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the actual time varying noise level. The energy average noise level during the sample period.

Habitable Room: Any room meeting the requirements of the Uniform Building Code or other applicable regulations which is intended to be used for sleeping, living, cooking or dining purposes, excluding such enclosed spaces as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms and similar spaces.

Human Sensitivity to Sound: In general, the healthy human ear can hear between 20 Hz to 20,000 Hz. Frequencies below 125 Hz are typically associated with low frequencies or bass. Frequencies between 125 Hz and 5,000 Hz are typically associated with mid-range tones. Finally, frequencies between 5,000 and 20,000Hz are typically associated with higher range tones.

The human ear is sensitive to changes in noise levels, depending on the frequency. Generally speaking, the healthy human ear is most sensitive to sounds between 1,000 Hz and 5,000 Hz (A-weighted scale) and perceives a sound within that range as being more intense than a sound with a higher or lower frequency with the same magnitude. At lower and higher frequencies, the ear can become less sensitive depending on a number of factors. Table 1 provides a brief summary of how humans perceive changes in noise levels.

Table 1: Change in Noise Level Characteristics¹

Changes in Intensity Level, dBA	Changes in Apparent Loudness
1	Not perceptible
3	Just perceptible
5	Clearly noticeable
10	Twice (or half) as loud

https://www.fhwa.dot.gov/environMent/noise/regulations_and_guidance/polguide/polguide02.cfm

L(n): The A-weighted sound level exceeded during a certain percentage of the sample time. For example, L10 in the sound level exceeded 10 percent of the sample time. Similarly, L50, L90 and L99, etc.

Noise: Any unwanted sound or sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. The State Noise Control Act defines noise as "...excessive undesirable sound...".

Percent Noise Levels: See L(n).

Sound Level (Noise Level): The weighted sound pressure level obtained by use of a sound level meter having a standard frequency-filter for attenuating part of the sound spectrum.

Sound Level Meter: An instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.

Single Event Noise Exposure Level (SENEL): The dB(A) level which, if it lasted for one second, would produce the same A-weighted sound energy as the actual event.

Appendix B
Short Term Noise Measurement

15-Minute Continuous Noise Measurement Datasheet

Project:	Andaz Resort	Site Observations: Clear sky, measurement was performed within 5-feet of existing property line walls and/or in locations away from reflective surfaces, where feasible. Ambient noise consisted of traffic. Amplified noise from a nearby school could be heard occasionally.
Site Address/Location:	6114 N Scottsdale Rd, Scottsdale, AZ	
Date:	9/15/2021	
Field Tech/Engineer:	Francisco Irrarazabal	

General Location:	
Sound Meter:	Piccolo II SN: P0220030907
Settings:	A-weighted, slow, 1-sec, 15-minute interval
Meteorological Con.:	105 degrees F, 2 to 5 mph wind, eastern direction
Site ID:	ST-1 and ST-2

Site Topo:	Flat
Ground Type:	Hard site conditions, reflective

Noise Source(s) w/ Distance:

1 - Albers Lawn

Figure 1: Monitoring Locations



Figure 2: ST-1 Photo



Figure 3: ST-2 Photo



15-Minute Continuous Noise Measurement Datasheet - Cont.

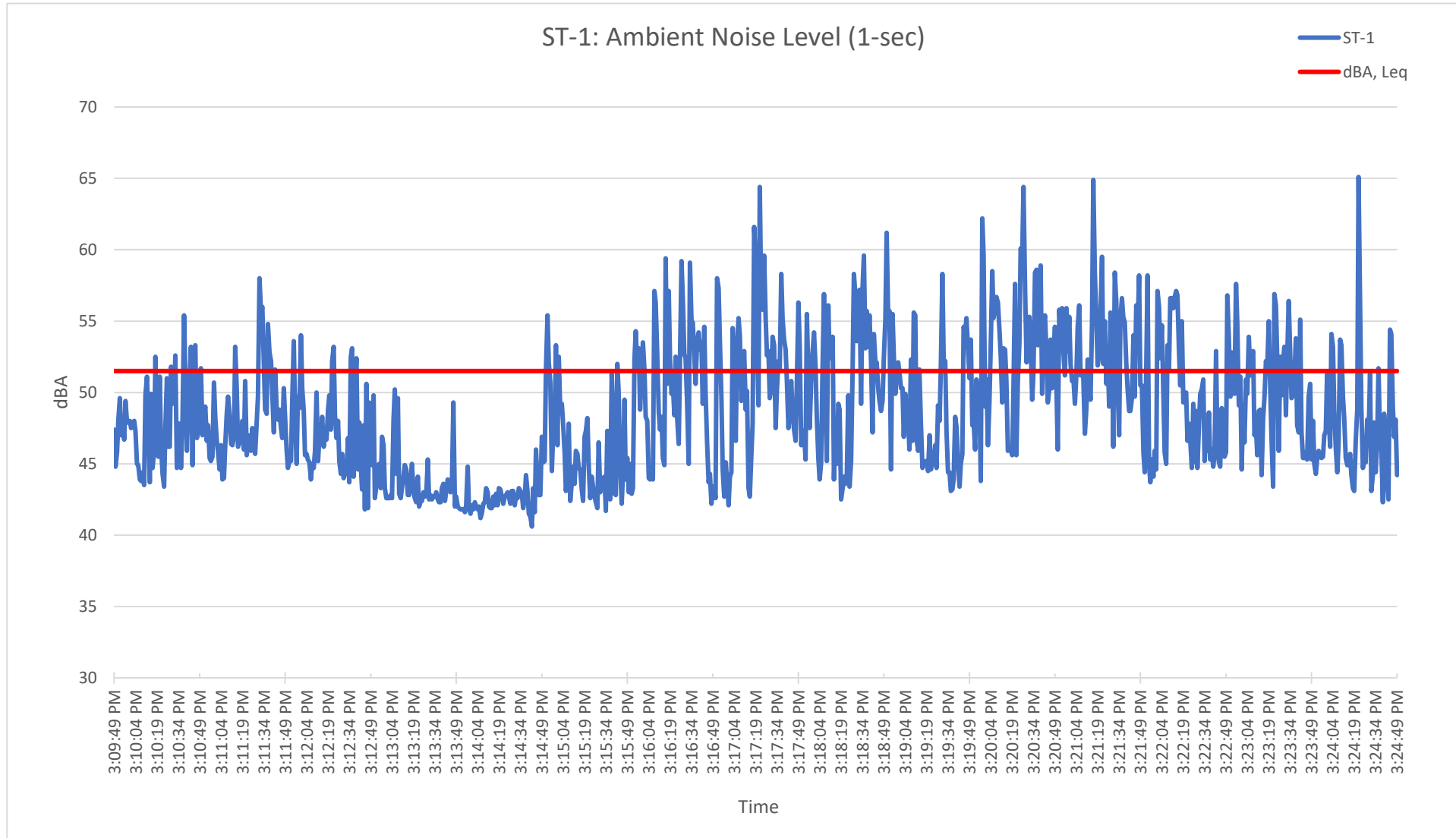
Project: Andaz Resort
Site Address/Location: 6114 N Scottsdale Rd, Scottsdale, AZ
Site ID: ST-1 and ST-2

Table 1: Baseline Noise Measurement Summary

Location	Start	Stop	Leq	Lmax	Lmin	L2	L8	L25	L50	L90
1	3:09 PM	3:24 PM	51.5	65.1	40.6	58.6	55.7	52.1	48.0	42.9
2	3:05 PM	3:20 PM	45.8	65.8	37	53.2	47.4	44.2	42.4	39.2

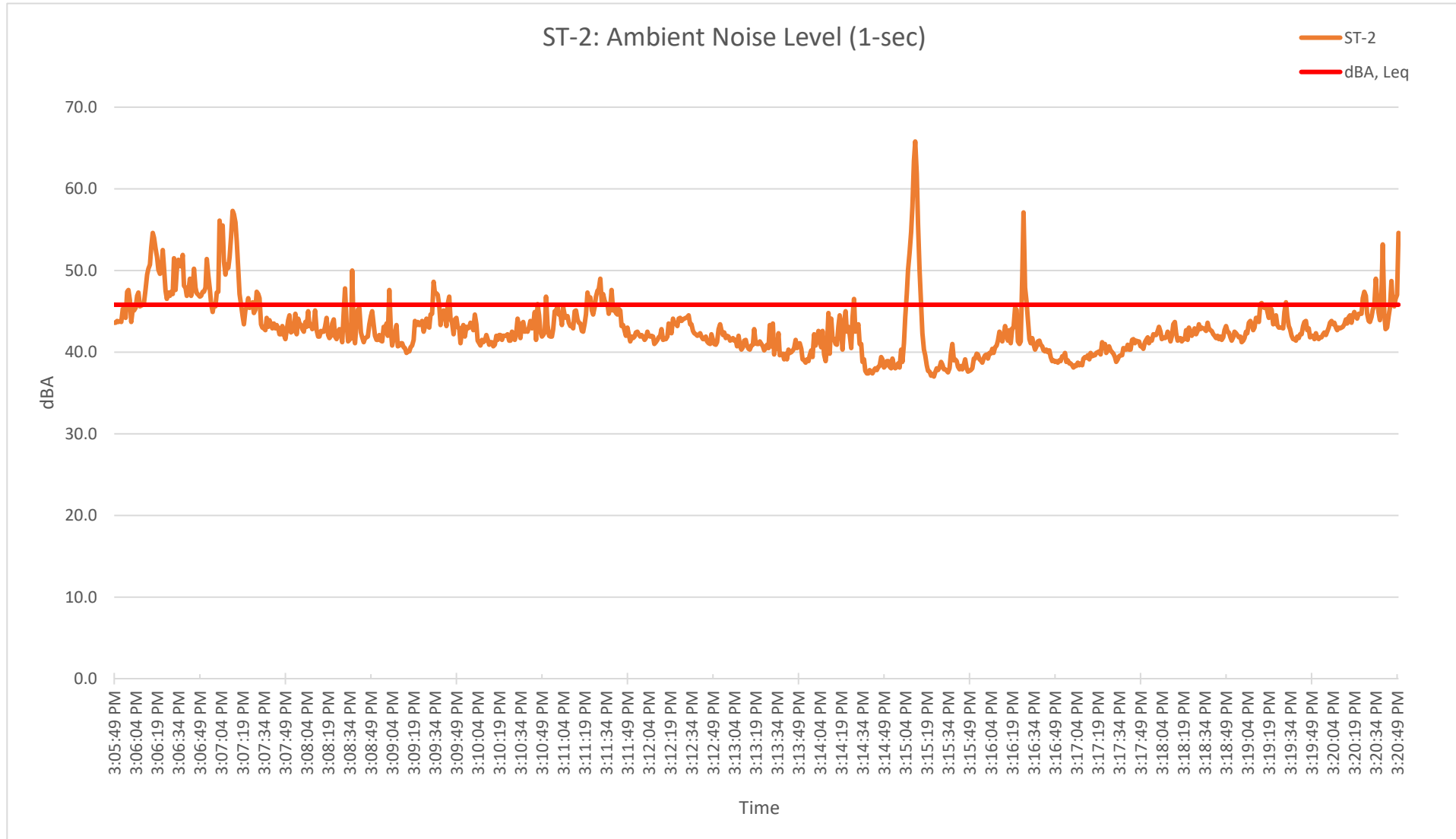
15-Minute Continuous Noise Measurement Datasheet - Cont.

Project: Andaz Resort
Site Address/Location: 6114 N Scottsdale Rd, Scottsdale, AZ
Site ID: ST-1



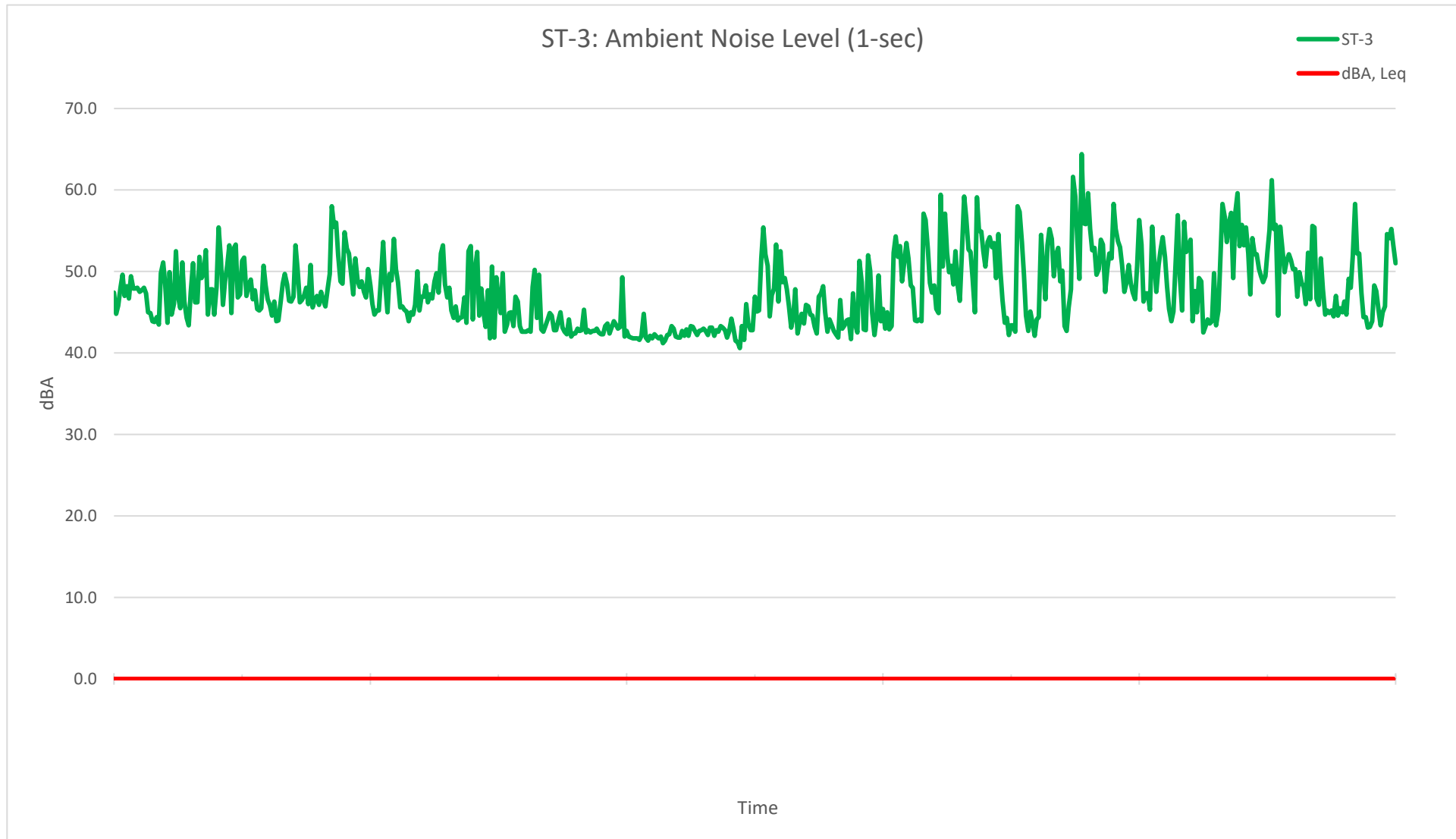
15-Minute Continuous Noise Measurement Datasheet - Cont.

Project: Andaz Resort
Site Address/Location: 6114 N Scottsdale Rd, Scottsdale, AZ
Site ID: ST-2



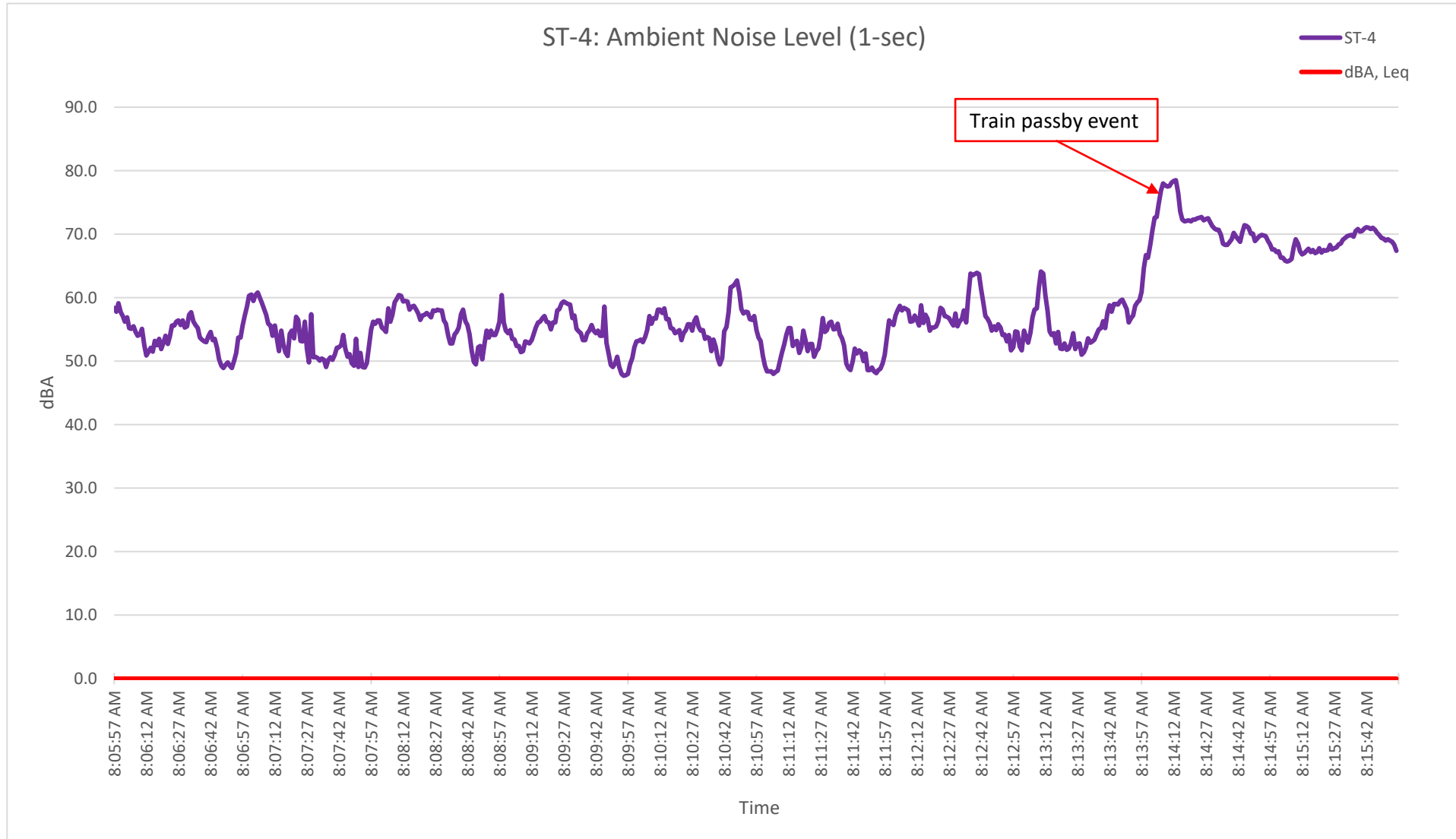
10-Minute Continuous Noise Measurement Datasheet - Cont.

Project: Andaz Resort
Site Address/Location: 6114 N Scottsdale Rd, Scottsdale, AZ
Site ID: ST-3

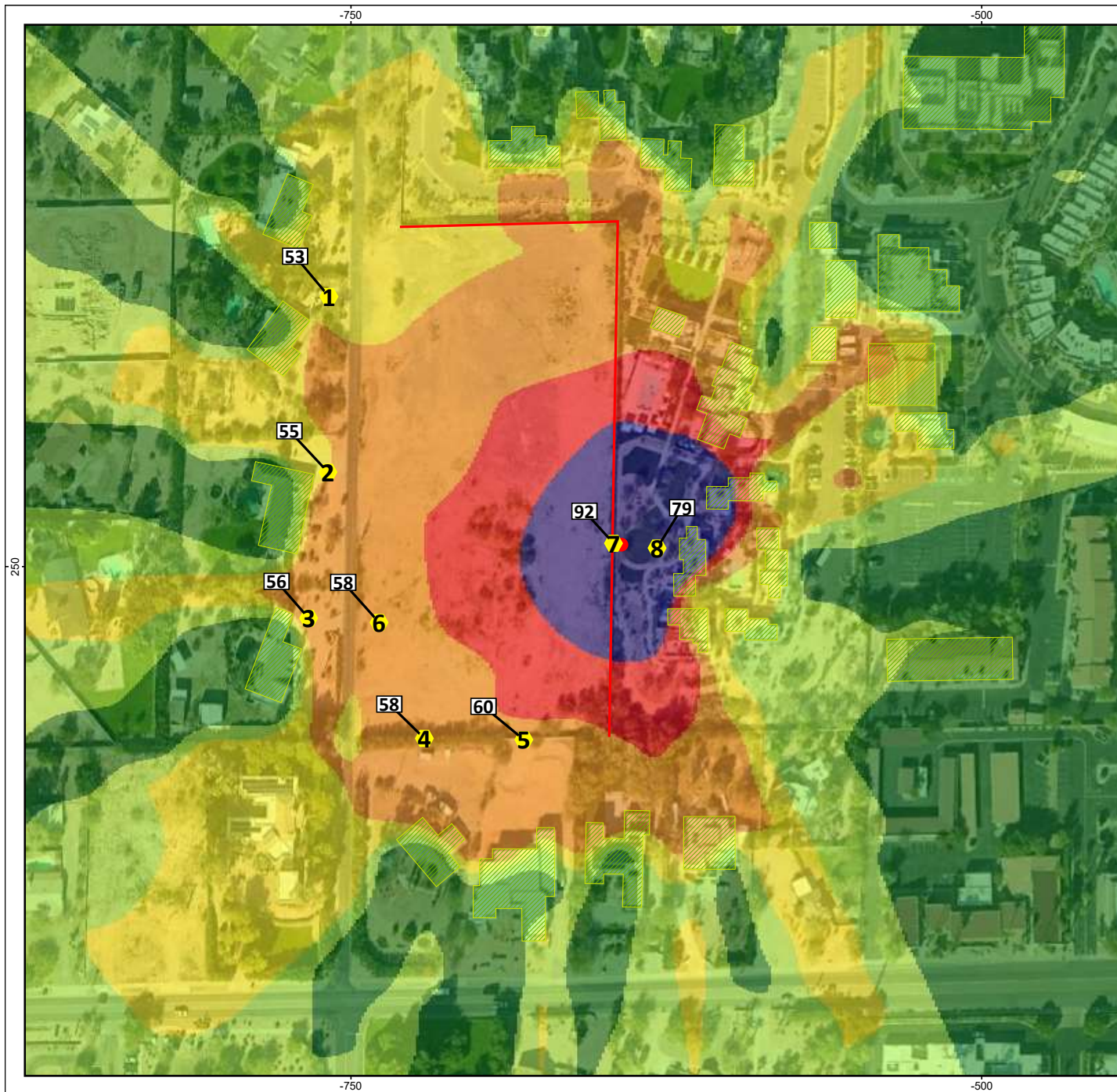


10-Minute Continuous Noise Measurement Datasheet - Cont.

Project: Andaz Resort
Site Address/Location: 6114 N Scottsdale Rd, Scottsdale, AZ
Site ID: ST-4









Appendix C
Operational Worst Case
Noise Level and Contours








08392101_Andaz Resort Noise Level Contours Albers Lawn

Existing Condition/Baseline

Levels in dB(A)

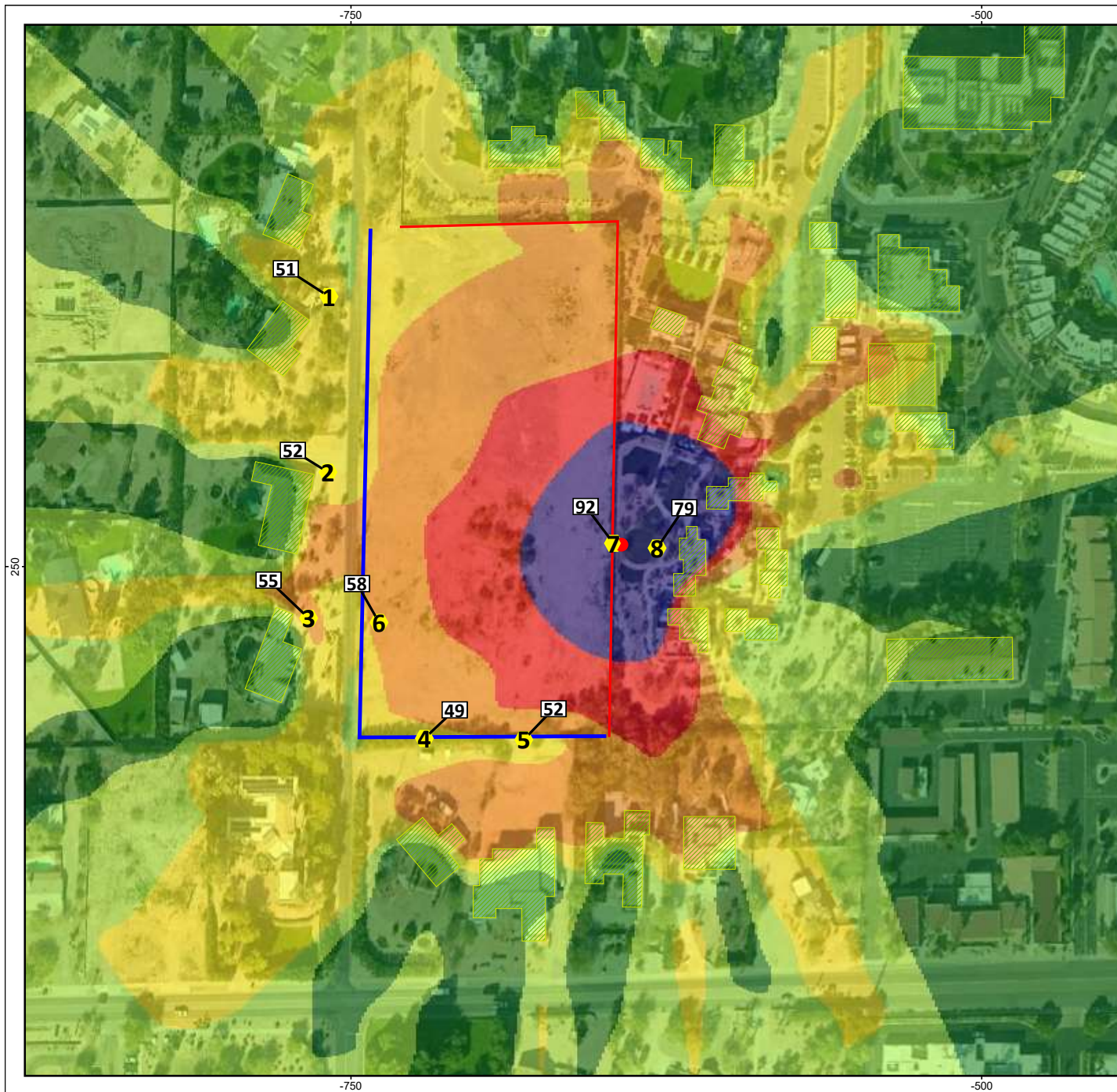
	< 45
	45 - 50
	50 - 55
	55 - 60
	60 - 65
	>= 65

Signs and symbols

-  Level table, dBA
-  Point Receiver
-  Point Source (Speaker)
-  Buildings
-  5ft Existing Wall

Length scale 1:130

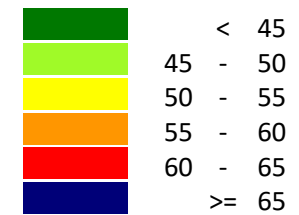




08392101_Andaz Resort Noise Level Contours Albers Lawn

8' Wall

Levels in dB(A)

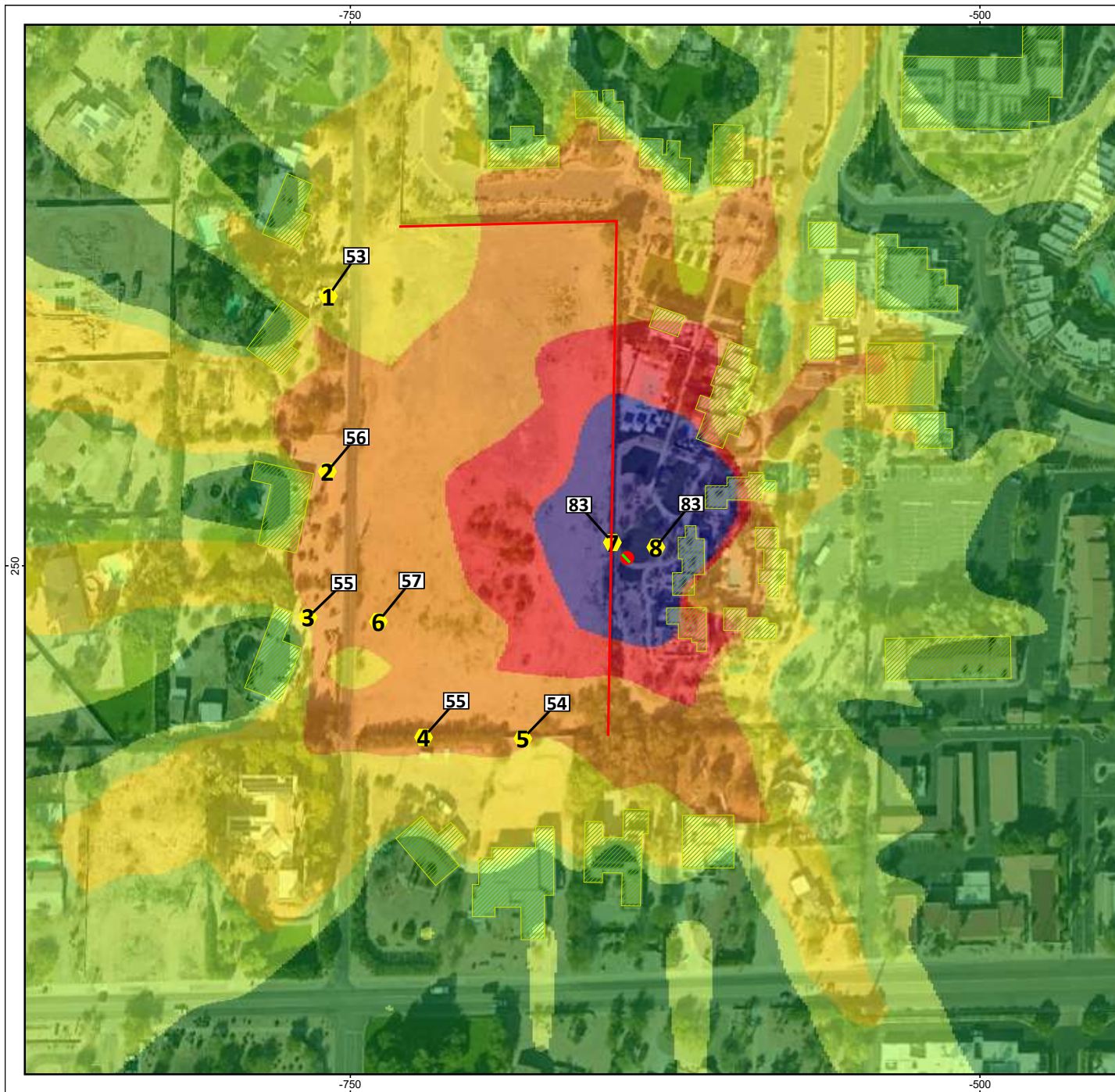


Signs and symbols

- Level table, dBA
- Point Receiver
- Point Source (Speaker)
- Buildings
- 5ft Existing Wall
- Proposed 8' Wall

Length scale 1:130

















08392101_Andaz Resort Noise Level Contours Albers Lawn

7' Feature Wall

Levels in dB(A)

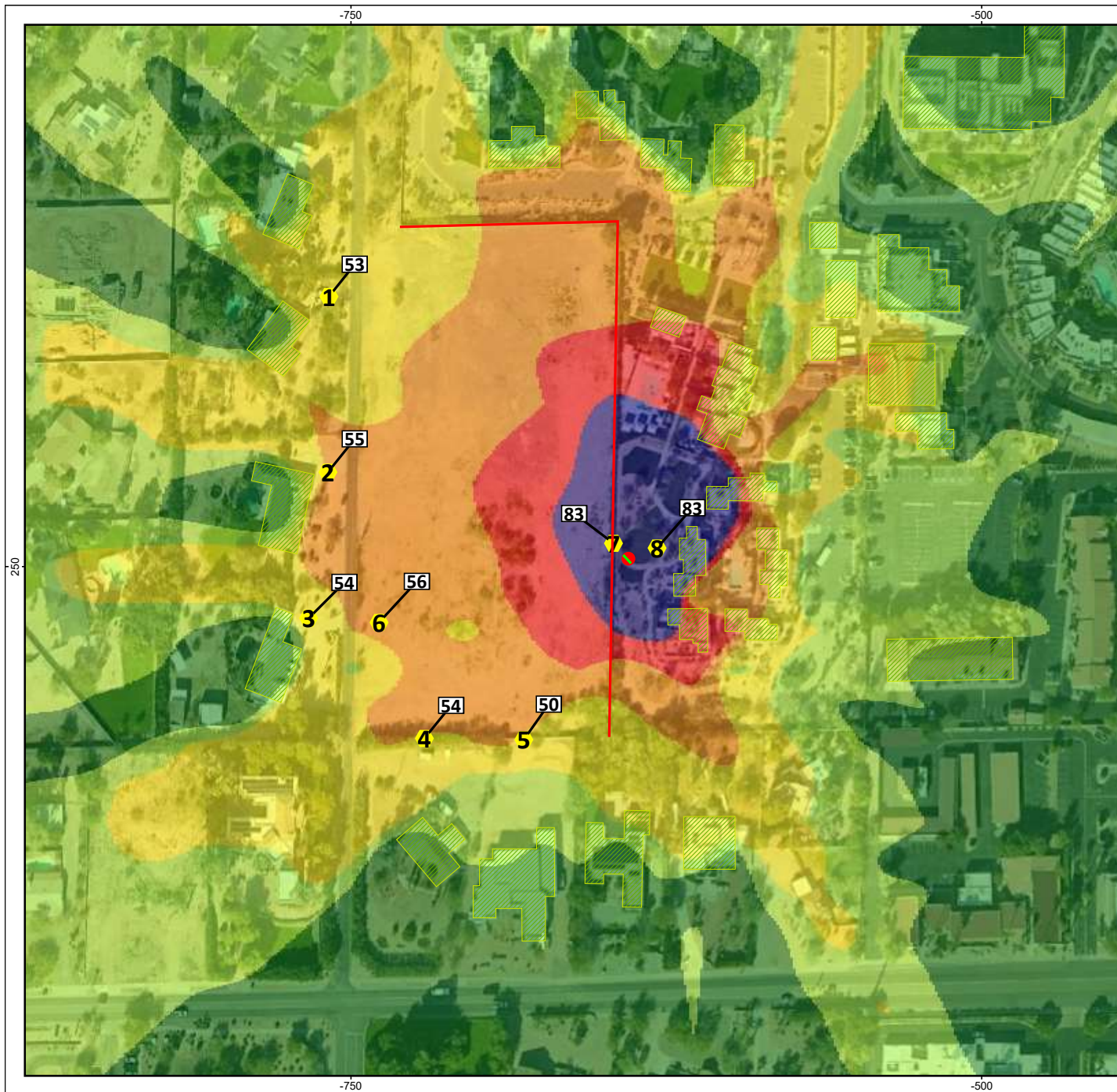
	< 45
	45 - 50
	50 - 55
	55 - 60
	60 - 65
	>= 65

Signs and symbols

-  Level table, dBA
-  Point Receiver
-  Point Source (Speaker)
-  Buildings
-  5ft Existing Wall
-  Proposed 7' Feature Wall

Length scale 1:130

















08392101_Andaz Resort Noise Level Contours Albers Lawn

10' Feature Wall

Levels in dB(A)

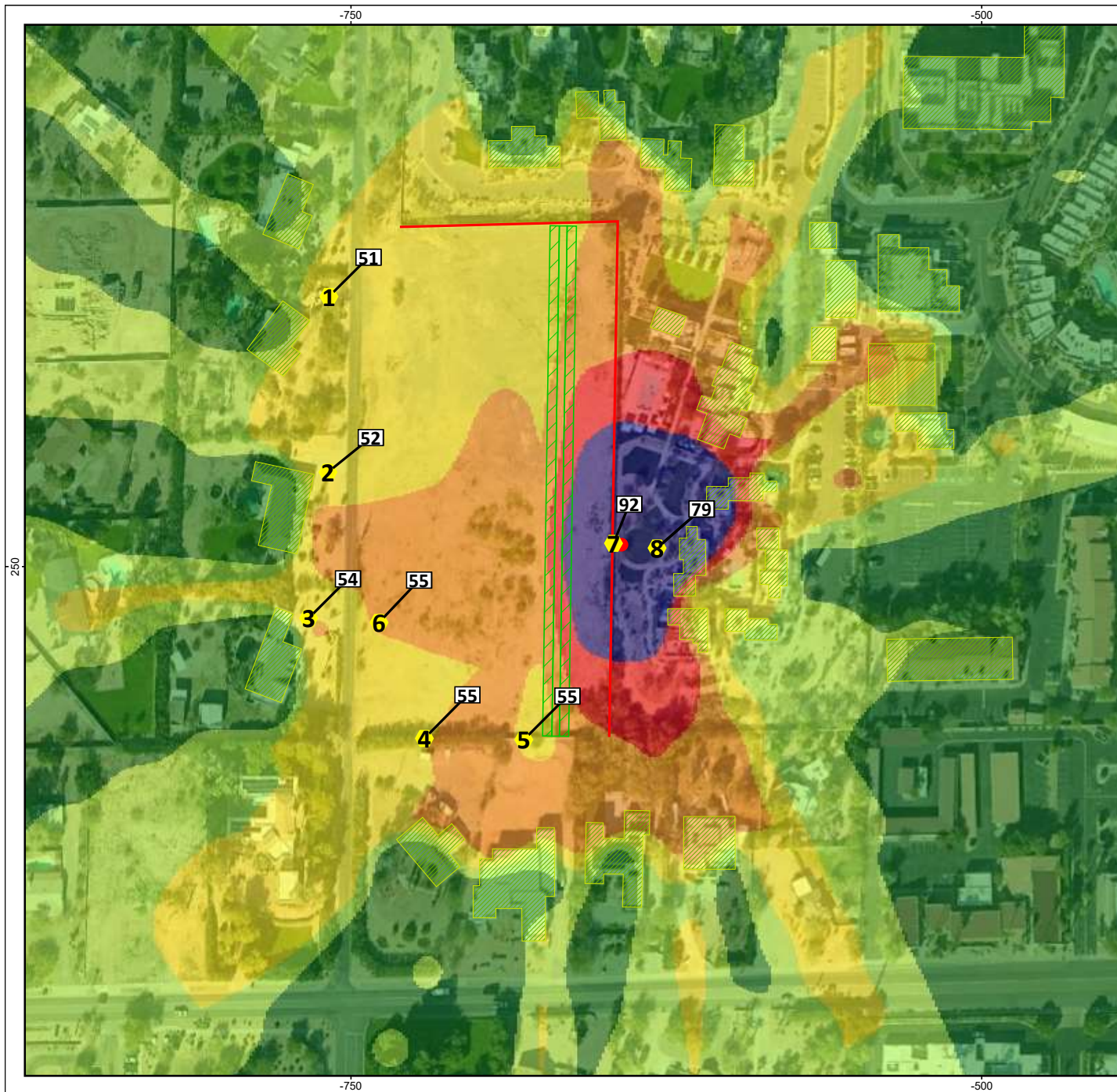
	< 45
	45 - 50
	50 - 55
	55 - 60
	60 - 65
	>= 65

Signs and symbols

-  Level table, dBA
-  Point Receiver
-  Point Source (Speaker)
-  Buildings
-  5ft Existing Wall
-  Proposed 10' Feature Wall

Length scale 1:130

















08392101_Andaz Resort Noise Level Contours Albers Lawn

12' Berm

Levels in dB(A)

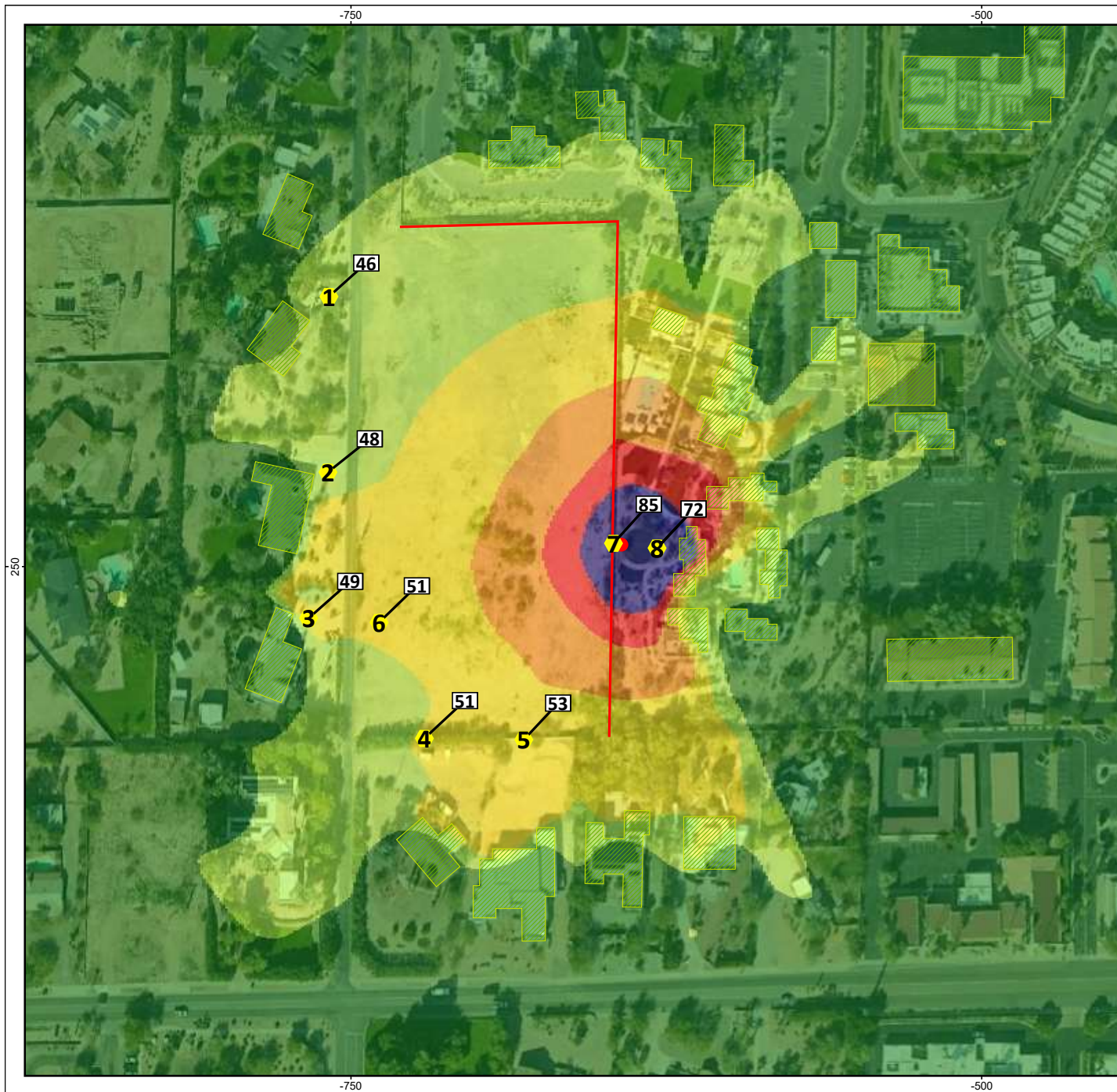
	< 45
	45 - 50
	50 - 55
	55 - 60
	60 - 65
	>= 65

Signs and symbols

-  Level table, dBA
-  Point Receiver
-  Point Source (Speaker)
-  Buildings
-  5ft Existing Wall
-  12' Berm

Length scale 1:130
















08392101_Andaz Resort Noise Level Contours Albers Lawn

Hard Limit

Levels in dB(A)

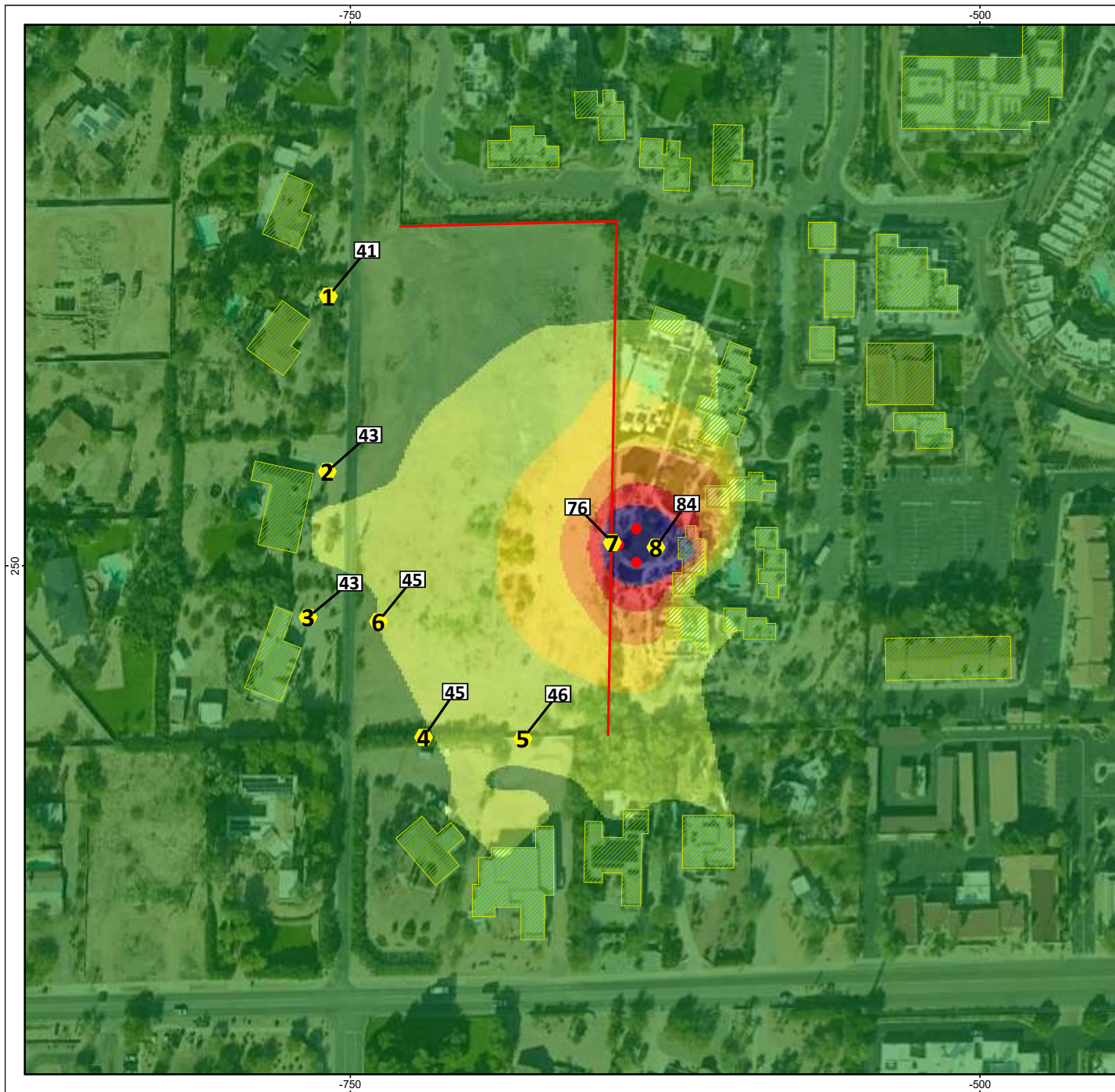
	< 45
	45 - 50
	50 - 55
	55 - 60
	60 - 65
	>= 65

Signs and symbols

-  Level table, dBA
-  Point Receiver
-  Point Source (Speaker)
-  Buildings
-  5ft Existing Wall

Length scale 1:130
















08392101_Andaz Resort Noise Level Contours Albers Lawn

Distributed Audio System

Levels in dB(A)

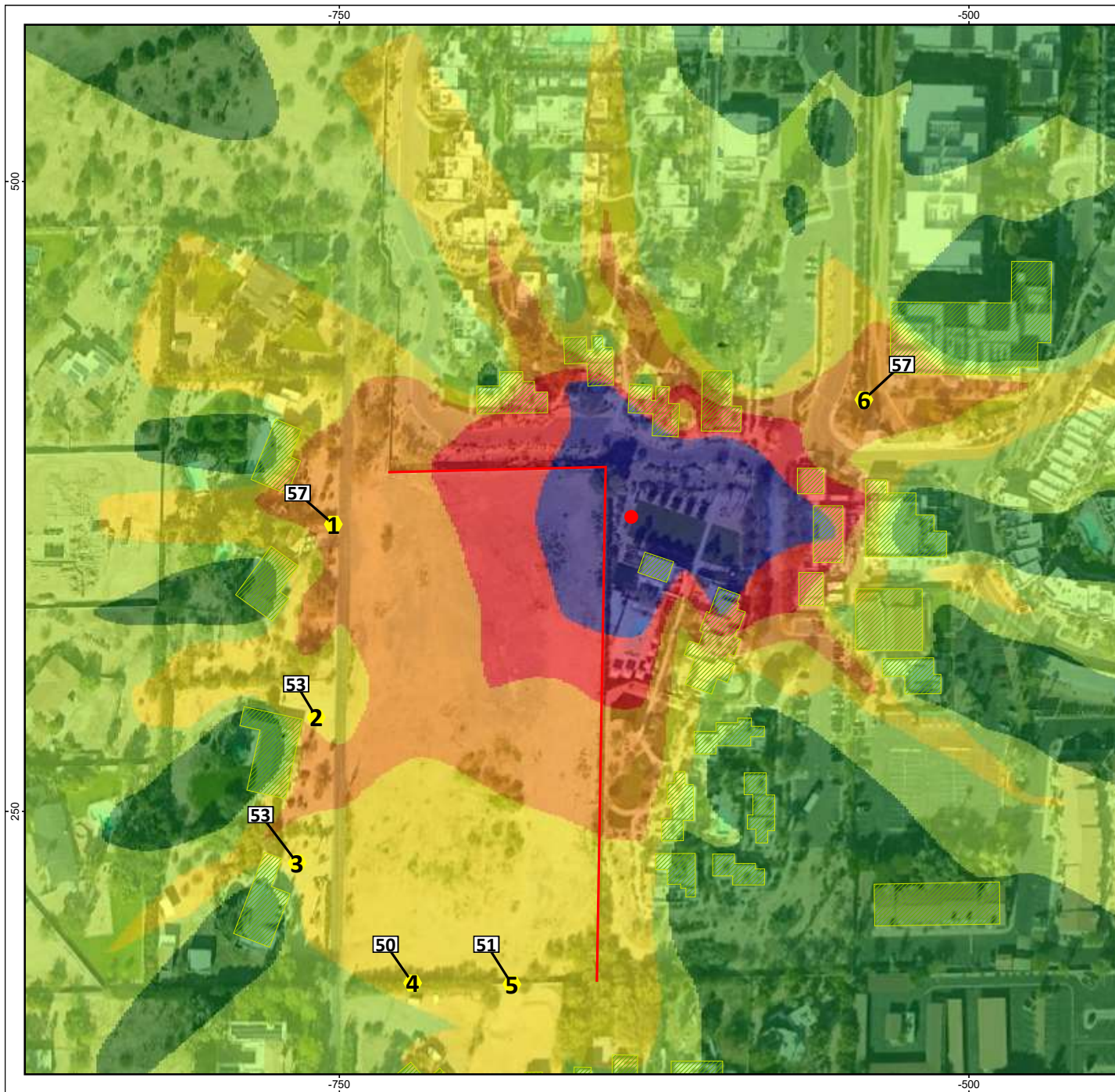
	< 45
	45 - 50
	50 - 55
	55 - 60
	60 - 65
	>= 65

Signs and symbols

-  Level table, dBA
-  Point Receiver
-  Point Source (Speaker)
-  Buildings
-  5ft Existing Wall

Length scale 1:130
















08392101_Andaz Resort Noise Level Contours Cholla Lawn

Existing Condition/Baseline

Levels in dB(A)

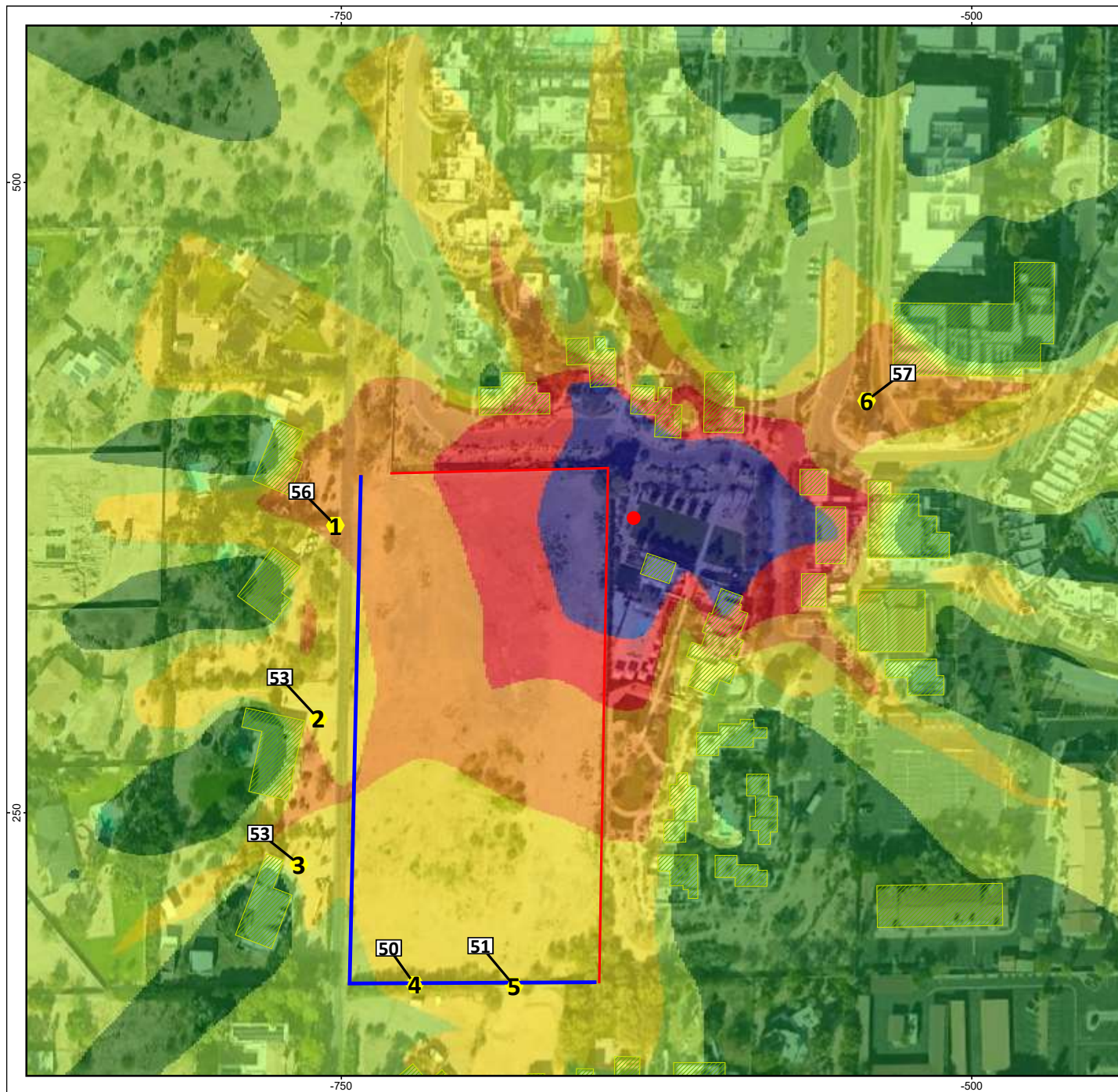
	< 45
	45 - 50
	50 - 55
	55 - 60
	60 - 65
	>= 65

Signs and symbols

-  Level table, dBA
-  Point Receiver
-  Point Source (Speaker)
-  Buildings
-  5ft Existing Wall

Length scale 1:130

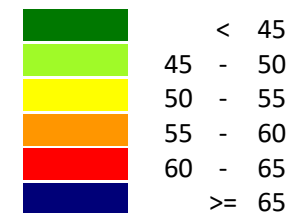




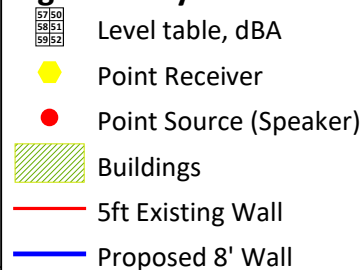
08392101_Andaz Resort Noise Level Contours Cholla Lawn

8' Wall

Levels in dB(A)

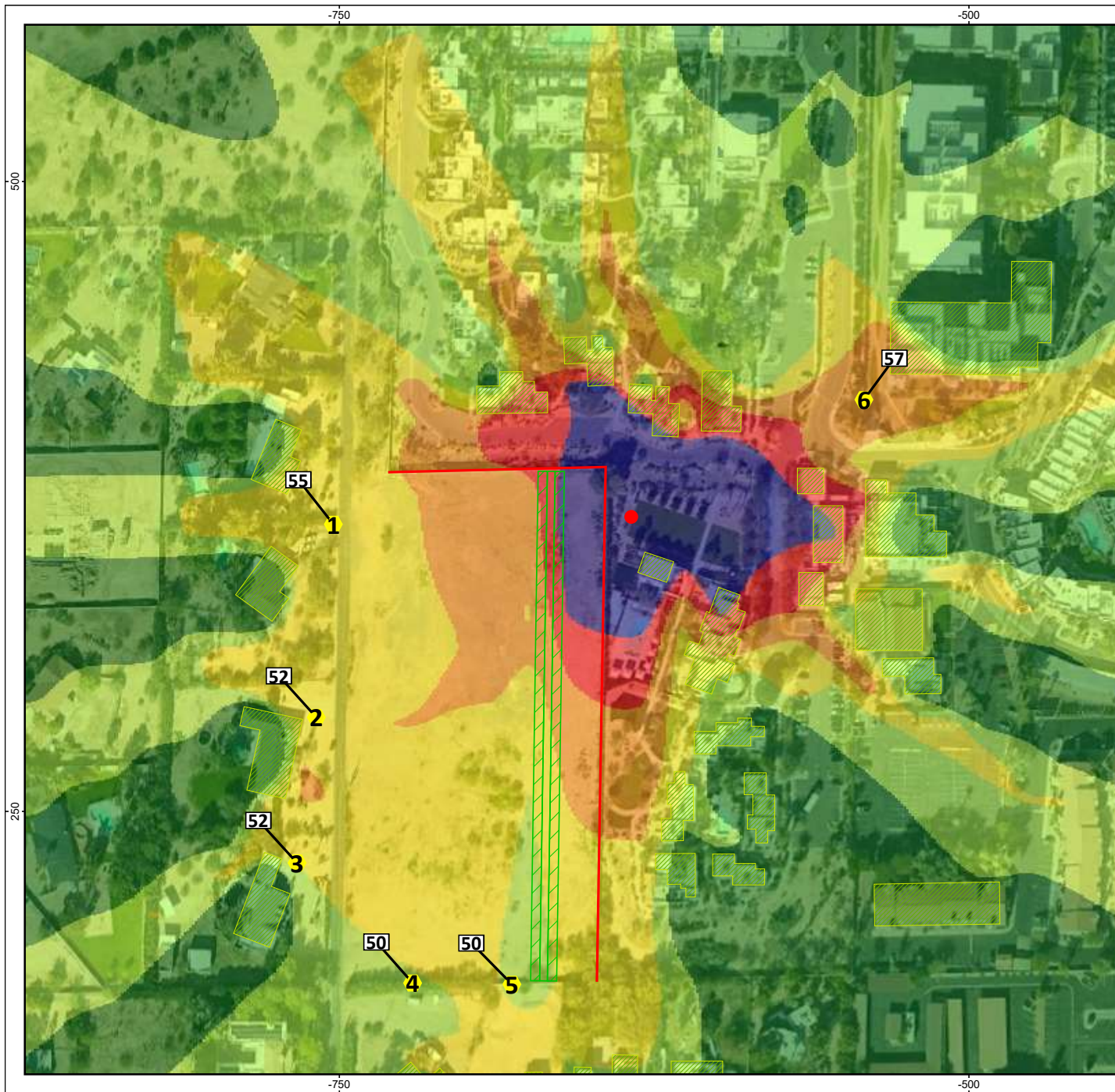


Signs and symbols



Length scale 1:130

















08392101_Andaz Resort Noise Level Contours Cholla Lawn

12' Berm

Levels in dB(A)

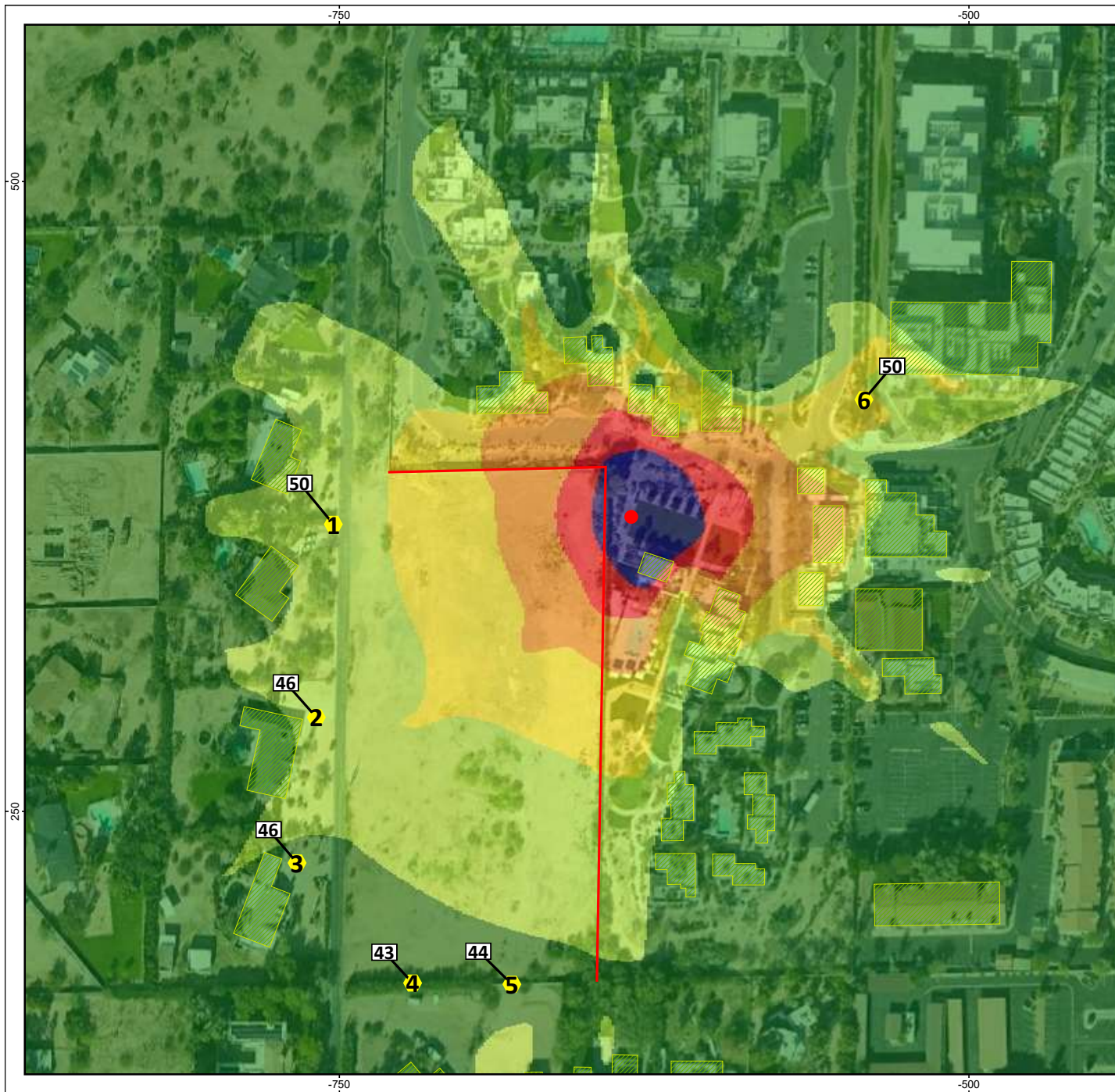
	< 45
	45 - 50
	50 - 55
	55 - 60
	60 - 65
	>= 65

Signs and symbols

-  Level table, dBA
-  Point Receiver
-  Point Source (Speaker)
-  Buildings
-  5ft Existing Wall
-  Berm

Length scale 1:130
















08392101_Andaz Resort Noise Level Contours Cholla Lawn

Hard Limit

Levels in dB(A)

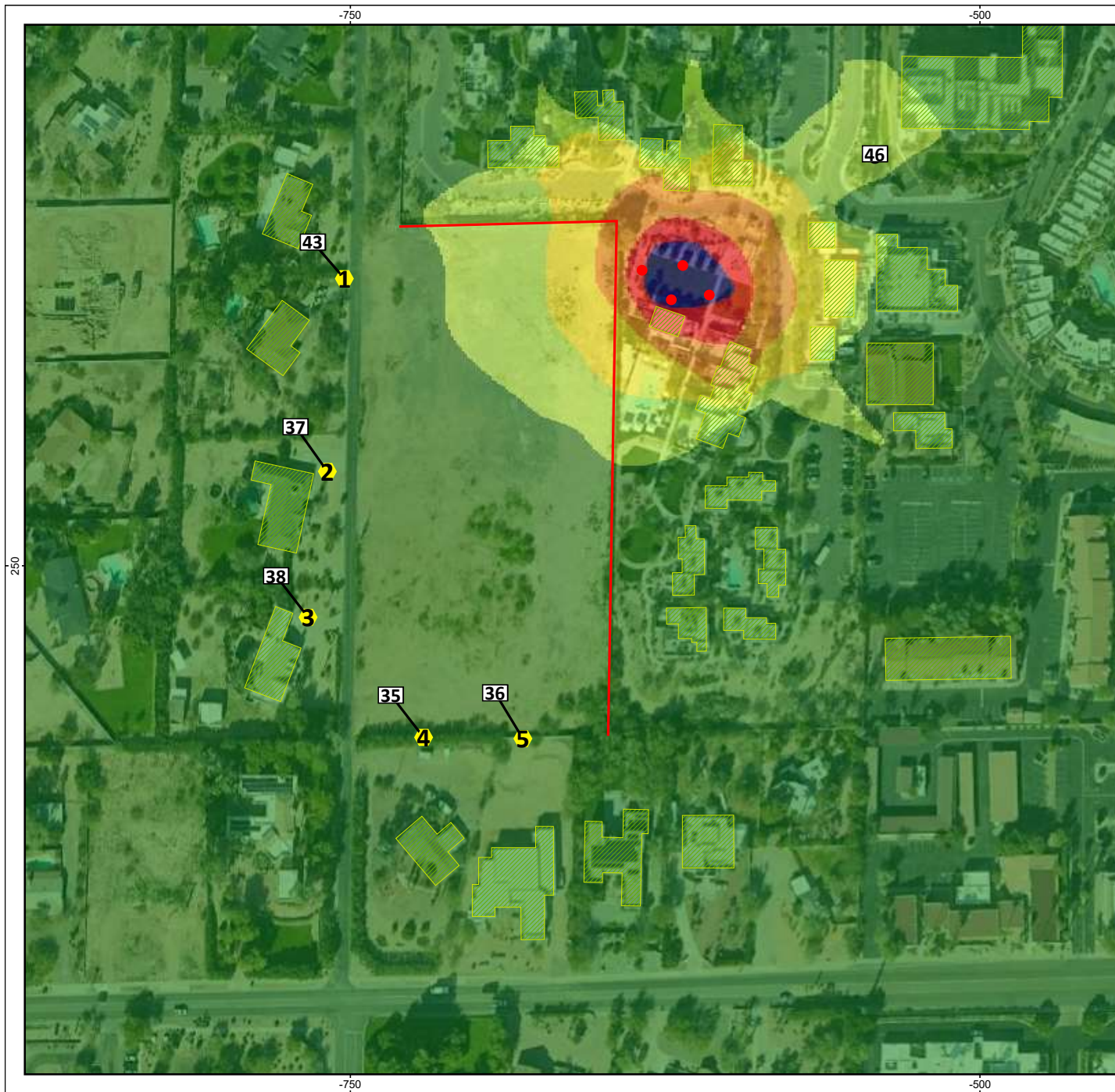
	< 45
	45 - 50
	50 - 55
	55 - 60
	60 - 65
	>= 65

Signs and symbols

-  Level table, dBA
-  Point Receiver
-  Point Source (Speaker)
-  Buildings
-  5ft Existing Wall

Length scale 1:130
















08392101_Andaz Resort Noise Level Contours Cholla Lawn

Distributed Audio System

Levels in dB(A)

	< 45
	45 - 50
	50 - 55
	55 - 60
	60 - 65
	>= 65

Signs and symbols

-  Level table, dBA
-  Point Receiver
-  Point Source (Speaker)
-  Buildings
-  5ft Existing Wall

Length scale 1:130





George Burton
Senior Planner
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

Dear Resident:

Notice is hereby given that the Town of Paradise Valley Planning Commission will hold a public hearing at **6:00 p.m. on Tuesday, January 3, 2023**, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:

PUBLIC HEARING: Consideration of applications requesting an Intermediate Special Use Permit Amendment to the Andaz Resort Special Use Permit and a Rezoning (from R-43 to Special Use Permit - Resort) to incorporate and develop a vacant 5-acre residential property (located at 6041 N. Quail Run Road/Maricopa County Assessor Parcel Number 174-65-004C) into the Andaz Resort (located at 6160 N. Scottsdale Road/Maricopa County Assessor Parcel Number 174-65-071). Proposed development on the 5-acre site consists of 10 one-story guest units with private pools, a new one-story service building, new perimeter and internal walls, lighting, signage, and landscaping.

If you have any questions about this application, please call the Community Development Department at 480-348-3525.

Sincerely,

George Burton

Senior Planner

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 483-1811 (TDD) to request accommodation.

For further information about any of these matters, please contact the Community Development Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692.

All agendas are subject to change. You can view the agenda, find application material, and provide your input via eComment approximately 4-6 days prior to the meeting date at <https://paradisevalleyaz.legistar.com/Calendar.aspx>. You may also contact the staff liaison, George Burton on this application at gburton@paradisevalleyaz.gov or 480-348-3525 at any time before the scheduled meeting date.



COMMUNITY DEVELOPMENT DEPARTMENT

AFFIDAVIT OF MAILING NOTIFICATION

Town of Paradise Valley • 6401 East Lincoln Drive • Paradise Valley, Arizona 85253 • Phone: (480) 348-3692

STATE OF ARIZONA)
) ss:
 County of Maricopa)

In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies that all the property owners within 1,500 feet of the property, as obtained from the Maricopa County Assessor's Office on 11/11/2022, for the proposed application SV-22-01/MI-22-01 has been mailed on the following date December 8th, 20 22 (Case Number)

(This property list shall not be older than thirty (30) days at the time of filing of the application).

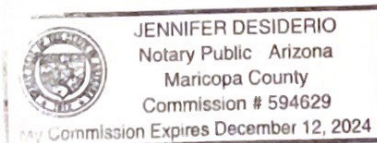
[Signature]

The foregoing instrument was acknowledged by me this 10 day of December, 20 22 by Allison Rose Simpson.
 Name

[Signature]
 NOTARY PUBLIC

My commission expires:

12/12/2024





COMMUNITY DEVELOPMENT DEPARTMENT

AFFIDAVIT OF POSTING

Town of Paradise Valley • 6401 East Lincoln Drive • Paradise Valley, Arizona 85253 • Phone: (480) 348-3692

STATE OF ARIZONA)
) ss:
County of Maricopa)

I, Allison Simpson, depose and state that the attached notice,
of proposed application SUP-22-01 / M1-22-01 located at
6041 N. Quail Run for the Planning Commission/Town Council meeting date of
January 3rd, 20 22 is
a true and correct copy of a notice which I cause to be posted by the following day of the
week December 16, 2022
and on the following date December 9th, 20 22 in the following location(s):

All in the Town of Paradise Valley, Arizona and County and State aforesaid, the same being public
places in said County and in the following locations:

All to the Town of Paradise Valley, Arizona and County and State aforesaid.

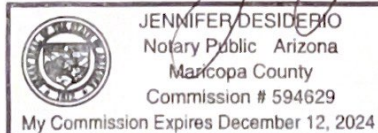
DATED this 10 day of December, 20 22.

[Signature]
Signature

This affidavit was Subscribed and sworn to before me on this 10 day of
December, 20 22.

My commission expires:

12/12/2024





**ZONING
HEARING**
TOWN OF PARADISE VALLEY
Planning and Zoning Commission
100 E. 10th St., Paradise Valley, Arizona
1st Hearing: 2:00 PM, 1st Day of Hearing, 2024



375

Andaz Scottsdale Resort & Bungalows
Properties within a 1,500 ft Radius of the Perimeter of the Resort
as of November 10, 2022

[illegible]

Ardoz Sports & Resorts
Properties within a 1,500 ft Radius of the Perimeter of the Resort
as of November 10, 2022

[illegible]

Properties within a 1,500 ft Radius of the Perimeter of the Resort as of November 10, 2022

[illegible]

[illegible]

TOWN OF PARADISE VALLEY

Andaz Resort

Intermediate Special Use Permit Amendment
6160 N Scottsdale Rd

Rezoning of 6041 N Quail Run Rd
From R-43 to SUP Resort

Town Council
Work Session
January 26, 2023



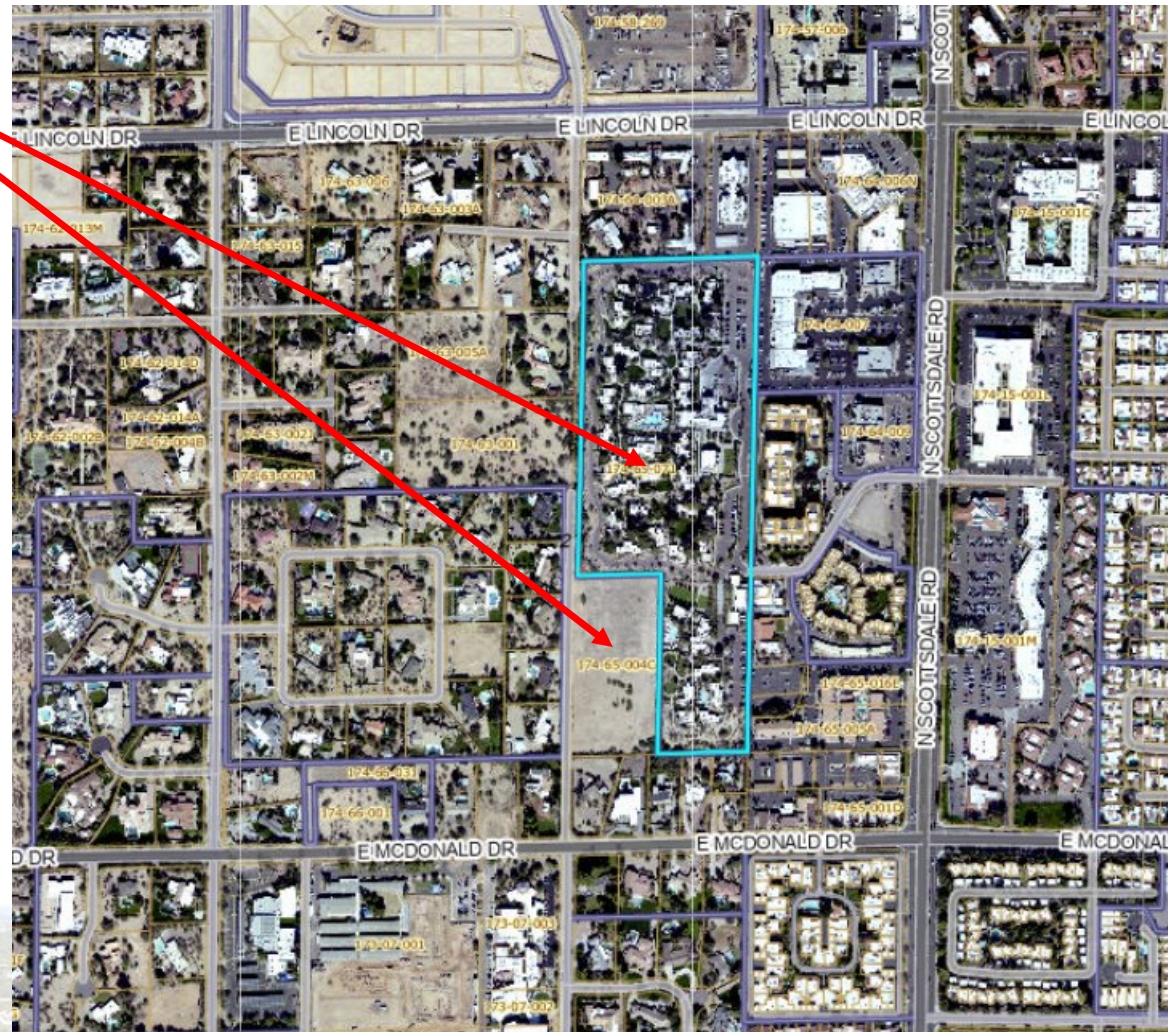
TODAY'S GOAL

- Brief overview of scope of request
- Update Council on PC Recommendation
- Review draft ordinances:
 - Ordinance 2023-01 (Rezoning)
 - Ordinance 2023-02 (Intermediate SUP Amend with Stips)
- Get Council direction

January 26, 2023

VICINITY MAP

Subject Properties



January 26, 2023


SCOPE OF REQUEST (OVERALL)

- Request – Incorporate and develop 5-acre parcel into resort
- 10 single-story guest units:
 - 2,853 sq ft - 5,410 sq ft (under roof including carports)
 - Private pools
- New one-story service building:
 - Bar
 - Restrooms & Storage
- New perimeter walls:
 - 6' and 8' tall

January 26, 2023

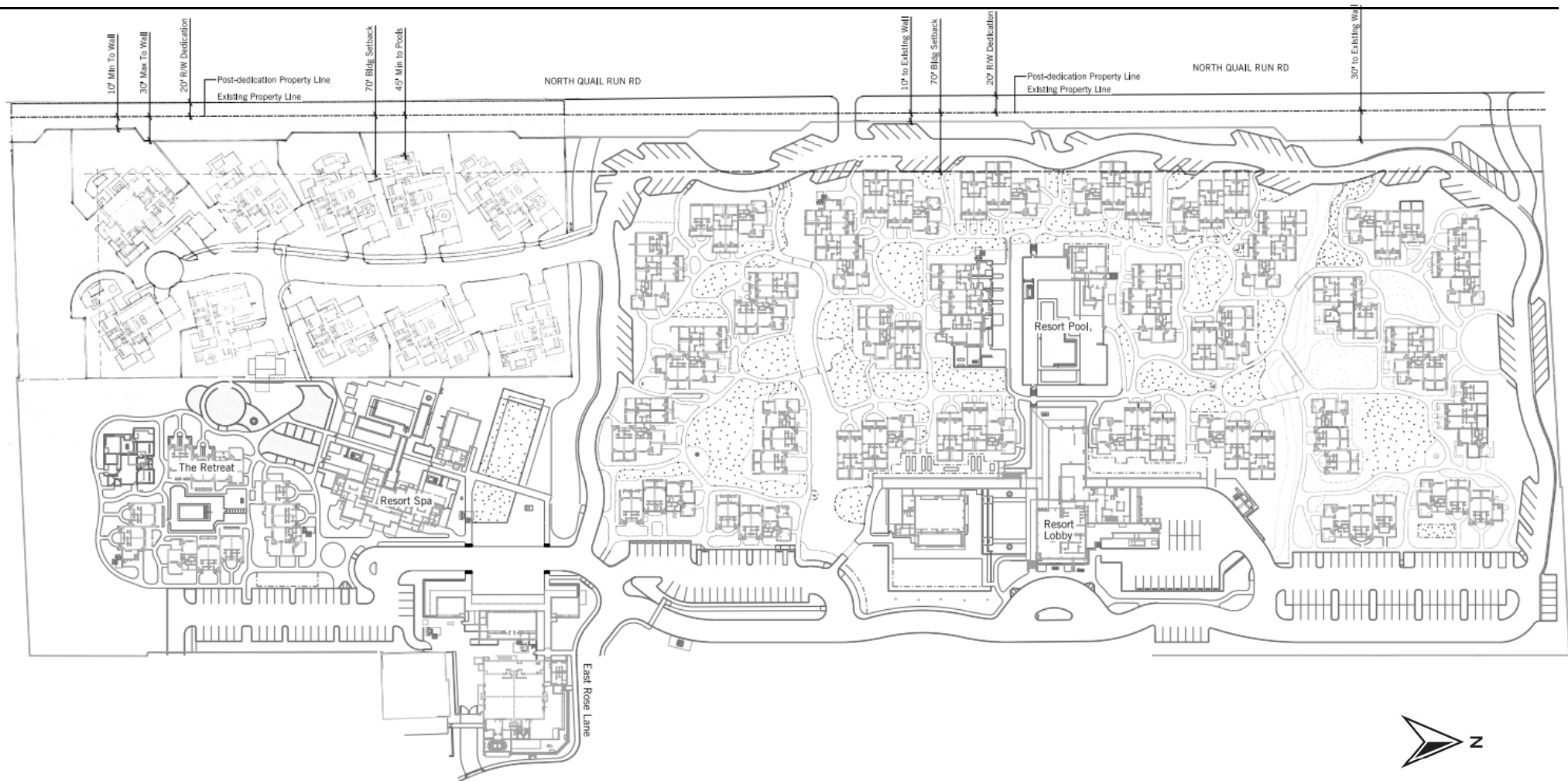
COMMISSION REVIEWS

- November 1st, November 15th and December 20th WS
- January 3rd Public Hearing:
 - 3 stipulations added to draft ordinance
 - Widening of Quail Run Road adjoining five-acre site
 - No walking path developed within south retention area
 - Existing fence wall to connect with south restroom portion of service building. Bar use only for event lawn activities and closed by 10:00 p.m.



January 26, 2023

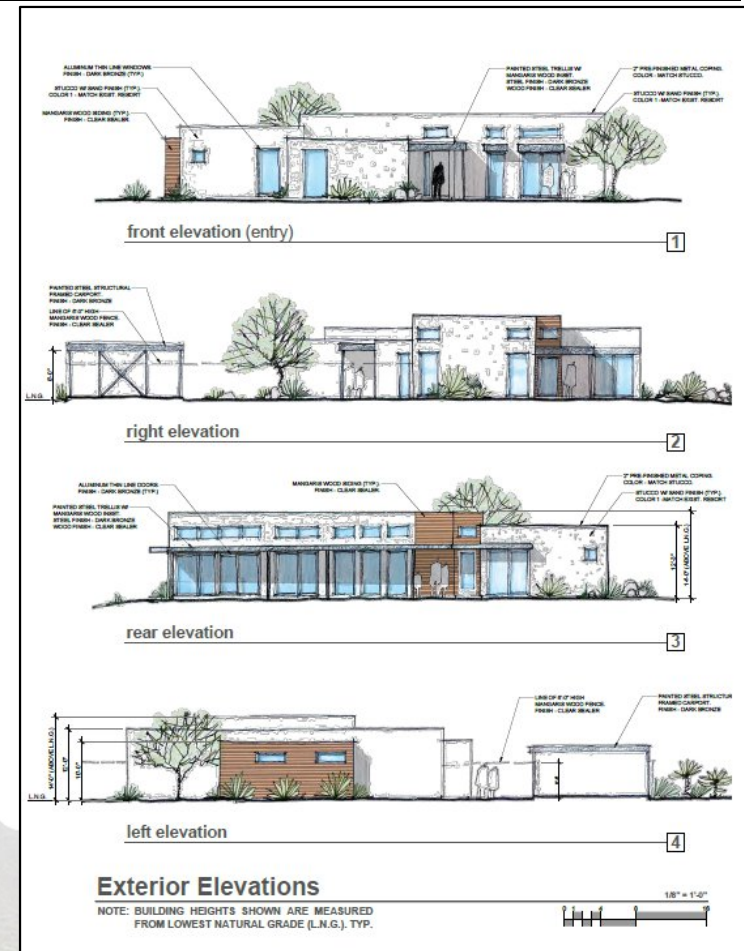
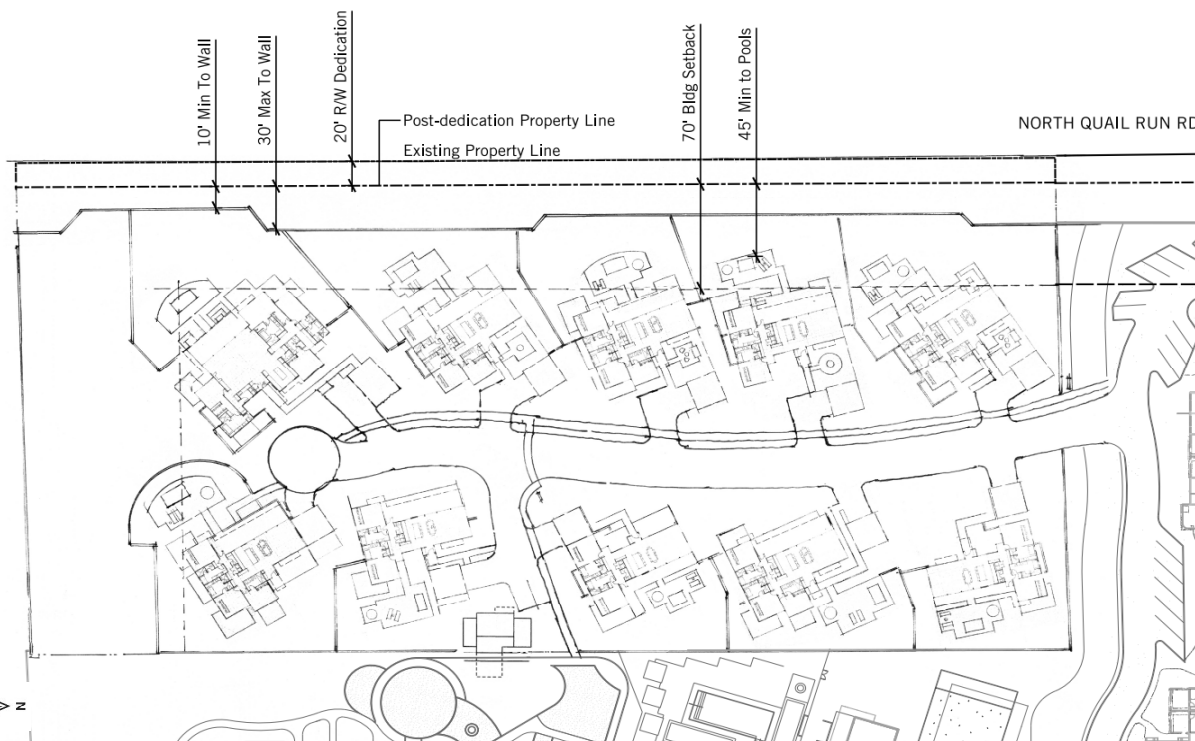
OVERALL SITE PLAN



January 26, 2023

GUEST UNITS

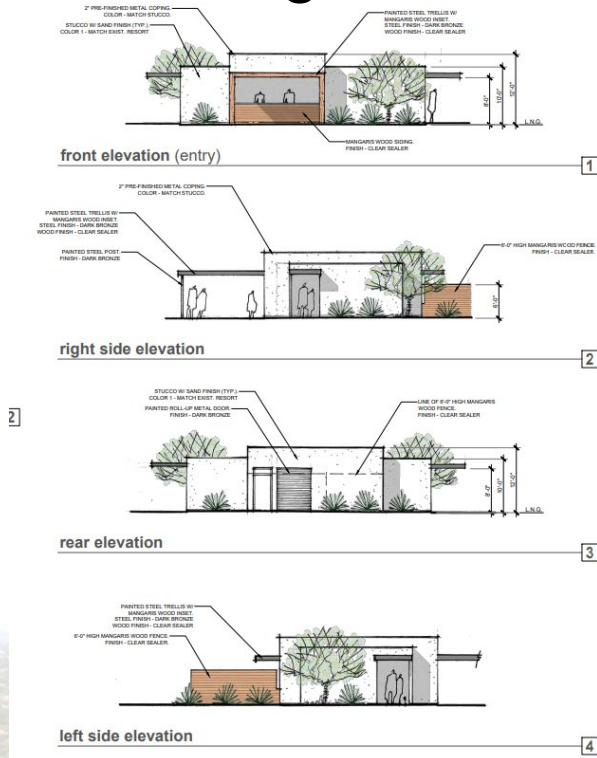
- 10 New Guest Units with Carports:
 - Managed by resort
 - No lock-offs
 - Resort keys only
 - 12 – 14' tall
 - 9' tall carports
 - Private Pools



January 26, 2023

SERVICE BUILDING & FENCING

- Service Building – 12' tall
- 8' Fencing on South
- 6' Fencing on West



ORDINANCE 2023-01

- Rezoning of 6041 N Quail Run Rd:
 - From R-43 to SUP Resort
- Two Conditions:
 - Rezoning shall apply to Property as described in legal description
 - Applicant shall provide executed Proposition 207 waiver

When recorded, return to:
Paradise Valley Town Attorney
6401 East Lincoln Drive
Paradise Valley, Arizona 85253

ORDINANCE NUMBER 2023-01

AN ORDINANCE OF THE TOWN OF PARADISE VALLEY, ARIZONA, AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE TOWN OF PARADISE VALLEY PROVIDING FOR THE REZONING OF 5.03 ACRES OF PROPERTY LOCATED AT 6041 N. QUAIL RUN ROAD/MARICOPA COUNTY ASSESSOR PARCEL NUMBER 174-65-004C) FROM R-43 SINGLE FAMILY RESIDENTIAL DISTRICT AND SPECIAL USE PERMIT – RESORT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with Article II, Sections 1 and 2, constitution of Arizona, the Town Council has considered the individual property rights and personal liberties of the residents of the Town before adopting this ordinance; and

WHEREAS, the Town of Paradise Valley Planning Commission held a public hearing on January 3, 2023, in the manner prescribed by law, for the purpose of considering Ordinance 2023-01, to allow for the rezoning of 6041 N. Quail Run Rd from R-43 Single Family Residential District to Special Use Permit - Resort, and recommended this application for Town Council approval with the effective date being the same as the rezoning for said development by Ordinance 2023-01; and

WHEREAS, the Town of Paradise Valley Planning Commission held a public hearing on January 3, 2023, in the manner prescribed by law, for the purpose of considering Ordinance 2023-01, a conditional rezoning of the Property from "R-43 Single Family Residential District" (minimum 43,560 square foot lots) and "Special Use Permit – Resort", and recommended approval to the Town Council with the conditions outlined in Section 2 of this ordinance; and

January 26, 2023

ORDINANCE 2023-02

- Outlines stipulations associated with proposed improvements
- Lists current SUP stipulations that apply to resort
- Ordinance 2023-02:
 - 8 new definitions
 - 24 new stipulations
 - All improvements must follow plans and documents
 - Prohibit outdoor amplified music after 10 pm for new guest units
 - Requires widening of Quail Run Rd with additional pavement
 - Requires lot combo prior to issuance of building permit



ORDINANCE 2023-02 DRAFT STIPS

1. All improvements to be in compliance with narrative, plans, and documents
2. In the event of a conflict between these Stipulations and the Approved Plans, these Stipulations shall govern
3. The ten guest units shall be owned and managed by resort. Each of these guest units shall only be used and designed as one resort key, shall not have lock offs, and cannot be sold as private residences
4. The ten guest units and service building shall have no outdoor amplified music and no public announcement (PA) system between 10:00 pm – 7:00 am. Noise must at all times adhere to the Town Code

January 26, 2023

ORDINANCE 2023-02 DRAFT STIPS

5. All mechanical equipment (including pool/spa equipment) must be ground mounted and screened with a wall. The wall shall be the minimum height and length needed to screen the equipment and shall not exceed a height of 6 feet tall. All mechanical equipment, along with any screens used for attenuation of noise, shall comply with the allowable noise levels as defined in the Town's noise ordinance as it exists as of the approval date. Noise measurement shall include any installed screening or other attenuation devices.
6. The landscaping placed between the perimeter fence wall and asphalt on Quail Run Road shall be maintained. Overgrown vegetation and trees shall be cut back so they do not obstruct Quail Run Road and any dead trees or dead vegetation shall be replaced with a same type of tree/plant (or similar type if the equivalent is not available).

January 26, 2023

ORDINANCE 2023-02 DRAFT STIPS

7. The quantity and type of plants inside the area of improvement (e.g. inside the perimeter fence walls) shall match that of the existing campus and shall be in substantial compliance with the Plant Palette Plan and Conceptual Illustrative Plan prepared by Burton Landscape Architecture Studio (see stipulations 1.t and 1.u above).
8. All landscaped areas shall be supported by an automatic irrigation system and shall be designed and maintained in a manner that promotes water conservation and prevents water overflow or seepage into the street, sidewalk, or parking areas.
9. No construction permit shall be issued for the Property until appropriate engineering or architectural plans and documents are submitted to the Town and the issuance of such construction permit(s) for that particular activity is approved by the Town. Submitted plans shall be required to meet the building code most recently adopted by the Town

January 26, 2023

ORDINANCE 2023-02 DRAFT STIPS

10. These improvements shall be constructed in the following phases:
 - a. Phase 1 – infrastructure.
 - b. Phase 2 – perimeter fence walls.
 - c. Phase 3 – guest units, service building, landscaping, hardscape, etc.
11. The Owner shall submit a construction schedule prior to the issuance of the first building permit related to SUP-22-02 to ensure compliance with all Town ordinances and in order to minimize construction nuisances. This schedule may be modified or amended from time to time. This construction schedule shall at a minimum provide the following:
 - a. Dust and noise control measures.
 - b. Vehicle/equipment storage/parking.
 - c. Construction days/hours.
 - d. Location of staging area for construction supplies/equipment.
 - e. Location of any construction trailer and sanitary facility.
 - f. Location of on-site construction-materials/debris storage.
 - g. Location of fire lanes during the construction period.
 - h. The approximate beginning and ending for construction.

January 26, 2023

ORDINANCE 2023-02 DRAFT STIPS

12. Prior to the issuance of a certificate of completion/occupancy for any individual structure, adequate and appropriate fire service, including but not limited to, a fire sprinkler system, building risers, fire alarms, exit signage, room and building identification signage have been installed and inspected by the Town and the necessary fire, emergency, and other vehicle access for each such structure, has been constructed and approved by the Town.
13. During the period of demolition or construction of new improvements, signs shall be posted on the Property in conformance with the Town construction sign regulations that identify a person(s) with phone and email to contact regarding construction-related matters.
14. Chain link fencing with screening is required to completely surround any exterior construction areas, any construction refuse areas, any construction material storage areas and any exterior sanitation facilities used during a construction project. The screening material may not be used for advertising or other signage.


ORDINANCE 2023-02 DRAFT STIPS

15. During demolition, site grading, and the construction of onsite or offsite improvements, the Owner shall coordinate the sweeping of Quail Run Road adjacent to the Property to remove construction-related dirt and debris, as reasonably required by the Town.
16. Temporary construction driveway locations are subject to approval by the Town Community Development Director or designee.
17. This amendment identifies common/existing fence wall along southern border of resort will be raised in height from 6' tall to 8' tall (which includes the properties located at 7012 E. McDonald Drive, 7026 E. McDonald 8 Drive, 7038 E. McDonald Drive and 7050 E. McDonald Drive). Documentation from these property owners authorizing increase in fence wall height must be provided during building permit process.

January 26, 2023

ORDINANCE 2023-02 DRAFT STIPS


18. Parcel 174-65-004C (6041 N Quail Run Road) must be combined with Parcel 174-65-071 (the Resort property) prior to the issuance of the first building permit associated with these improvements.
19. Except as may be allowable during construction, all parking on Quail Run Road north of McDonald Drive and south of Lincoln Drive by any guest, invitee, parking service provider and employees of the Resort is prohibited.
20. The Owner shall provide the Town with a signed Waiver of Claims for Diminution of Value under A.R.S. § 12-1134 (Proposition 207 Waiver) in the form provided by the Town Attorney prior to Town Council approval of this Application, with said form recorded prior to or on the effective date of this ordinance.



January 26, 2023

ORDINANCE 2023-02 DRAFT STIPS

21. Owner shall widen Quail Run Road adjoining the 5-acre parcel with an additional 3' to 4' feet of asphalt and 2' of ribbon curb in dedicated portion of right-of-way for a total of eighteen 18' of asphalt and 2' feet of ribbon curb on east side of road.
22. There shall be no walking paths developed in southern retention area.
23. Existing north-south wall between resort and five (5)-acre parcel shall connect with southern portion of restroom of proposed service building and bar of service building shall only be used for activities and functions associated with event lawn and shall not be used past 10:00 p.m.
24. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by the Intermediate Amendment SUP-22-01.



January 26, 2023


PUBLIC COMMENT

- Support & concern regarding improvements:
 - Noise and lighting concerns
 - No Quail Run Road connection to Lincoln Drive
 - Maintenance of Quail Run Road Landscaping
 - Desire for few feet of extended pavement on Quail Run Rd
 - Change layout of ten guest units
 - Increase southern walls to 8' tall along south PL
- Neighborhood/citizen review meeting - December 1st
 - Items above discussed
 - Minutes identify many attendees did not want extra pavement on Quail Run Rd
 - Summary minutes in packet

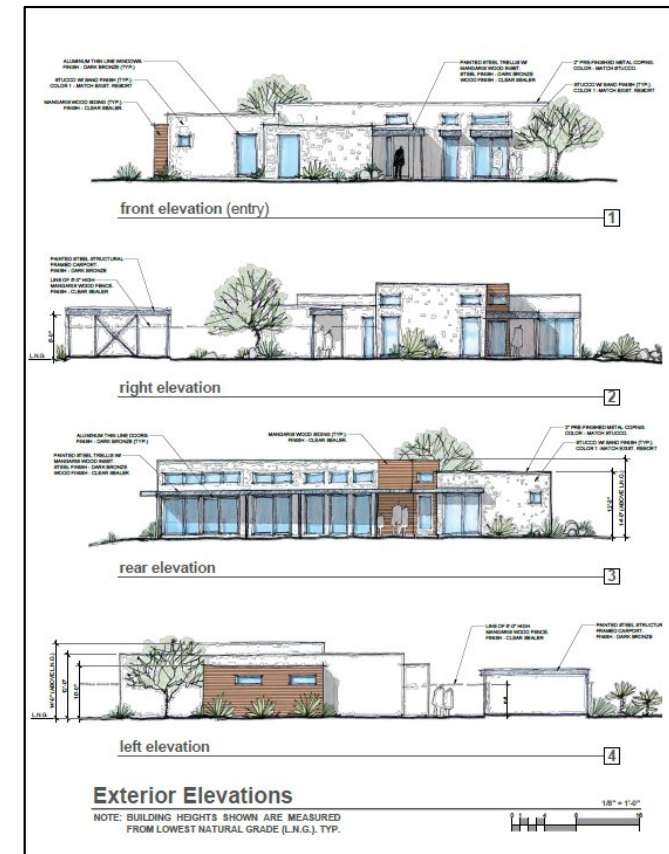
January 26, 2023

NEXT STEPS

- Staff will incorporate edits and direction from this meeting
- Public Hearing - February 9, 2023



January 26, 2023



402



Action Report

File #: 23-018

AGENDA TITLE:
Proclaiming January 2023 as Anti-Human Trafficking Month

STAFF CONTACT:

TOWN *Of* **PARADISE VALLEY**



STAFF REPORT

TO: Mayor Bien-Willner and Town Council Members

FROM: Jill Keimach, Town Manager
Duncan Miller, Town Clerk

DATE: January 26, 2023

DEPARTMENT: Town Manager
Jill Keimach, 480-348-3690

AGENDA TITLE:
Proclaiming January 2023 as Anti-Human Trafficking Month

SUMMARY STATEMENT:

According to the Human Trafficking Hotline, 1,611 cases of human trafficking involving 3,906 victims were reported in Arizona since 2007. Human trafficking includes sex trafficking, forced labor, and domestic servitude, and it impacts people across all demographics and ages including teenagers and children. The Arizona Governor's Office of Youth, Faith and Family reports that the average age of entry into sex trafficking for youth in Arizona is 13.

Mayor Bien-Willner will present a proclamation declaring January 2023 as Anti-Human Trafficking Month in Paradise Valley.

ATTACHMENT(S):

- A. Staff Report
- B. Proclamation

Proclamation

WHEREAS, human trafficking, which includes sex trafficking, forced labor, and domestic servitude, is a global crisis that impacts people across all demographics and ages including teenagers and children; and

WHEREAS, in 2021, 10,359 cases of human trafficking were reported to the U.S. National Human Trafficking Hotline involving 16,554 individual victims; and

WHEREAS, since 2007, the Arizona Human Trafficking Hotline has identified 1,611 cases of human trafficking, with 3,906 victims; and

WHEREAS, the battle against human trafficking includes supporting efforts in schools, places of worship, nonprofits, law-enforcement, and businesses to prevent human trafficking, intervene, disrupt, and dismantle human trafficking syndicates, and provide resources to, and support for, victims of human trafficking; and

WHEREAS, the Town of Paradise Valley joins community stakeholders to advocate for increased public awareness of human trafficking and its impacts.

NOW, THEREFORE, I, Jerry Bien-Willner, Mayor of the Town of Paradise Valley, do hereby proclaim January 2023 as

“Anti-Human Trafficking Month”

in Paradise Valley and urge all residents, schools, and places of worship to work together to eliminate human trafficking in our community, support efforts of front-line organizations and law enforcement in their battle against human trafficking, and join other communities in saying, **“Not In Our Community”**.

IN WITNESS WHEREOF, I have set my hand and caused to be affixed the seal of the Town of Paradise Valley this 26th day of January 2023.

Jerry Bien-Willner, Mayor

Attest:

Duncan Miller, Town Clerk



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 23-016



**TOWN COUNCIL MEETING
6401 E. LINCOLN DRIVE
PARADISE VALLEY, ARIZONA 85253
MINUTES
THURSDAY, DECEMBER 8, 2022**

1. CALL TO ORDER / ROLL CALL

Mayor Bien-Willner called to order the Town Council Meeting for Thursday, December 8, 2022 at 3:00 PM. in the Town Hall Boardroom, 6401 E. Lincoln Drive, Paradise Valley, AZ 85253.

COUNCIL MEMBERS PRESENT

Mayor Jerry Bien-Willner
Vice Mayor Anna Thomasson
Council Member Ellen Andeen
Council Member Paul Dembow
Council Member Scott Moore
Council Member Julie Pace
Council Member Mark Stanton

STAFF MEMBERS PRESENT

Town Manager Jill Keimach
Attorney John Gaylord
Town Clerk Duncan Miller
Chief of Police Peter Wingert
Commander Freeman Carney
Public Works Director Brent Skoglund
CFO Lindsey Duncan
CIO James Bailey
Community Development Director Lisa Collins
Public Works Superintendent Jerry Cooper
Public Works Superintendent Chris Martinez

STUDY SESSION ITEMS

22-367 Arbor Day Tree Planting Ceremony

The Mayor read a proclamation recognizing Arbor Day. It was noted that the Town has received the Tree City USA designation for the past 25 years. The Council joined the Mayor in planting a tree on the Town Hall campus.

Note: Minutes of Town Council meetings are prepared in accordance with the provisions of Arizona Revised Statutes. These minutes are intended to be an accurate reflection of action taken and direction given by the Town Council and are not verbatim transcripts. Video recordings of the meetings along with staff reports and presentations are available online (www.paradisevalleyaz.gov) and are on file in the Office of the Town Clerk. Persons with disabilities who experience difficulties accessing this information may request accommodation by calling 480-948-7411 (voice) or 480-348-1811 (TDD).

2. EXECUTIVE SESSION

A motion was made at 3:23 PM by Council Member Pace, seconded by Council Member Andeen to go into executive session to discuss items 22-351 and 22-371. The motion carried by the following vote:

Aye: 7 - Mayor Bien-Willner
Council Member Andeen
Council Member Dembow
Council Member Moore
Council Member Pace
Council Member Stanton
Vice Mayor Thomasson

- 22-351** Discussion or consultation with representatives of the public body, as authorized by A.R.S. §38-431.03(A)(4), to consider the Town's position and instruct representatives regarding the contract for legal services.
- 22-371** Discussion or consultation for legal advice with the Town Attorney regarding code enforcement related to Article 10-14 Short-Term Rental Responsibilities and associated zoning codes as authorized by A.R.S. §38-431.03(A)(3).
- 22-350** The Town Council may go into executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03(A)(3).

3. STUDY SESSION ITEMS

Mayor Bien-Willner reconvened the Study Session at 4:03 PM in the Town Hall Council Chambers.

STAFF MEMBERS PRESENT

Town Manager Jill Keimach
Attorney John Gaylord
Town Clerk Duncan Miller
Chief of Police Peter Wingert
Commander Freeman Carney
Public Works Director Brent Skoglund
CFO Lindsey Duncan
CIO James Bailey
Community Development Director Lisa Collins

**22-361 Discussion of Agreement with Tyler Technologies for
Cloud-Hosted Public Safety Software Services**

Police Commander Freeman Carney and Chief Information Officer James Bailey presented a contract with Tyler Technologies to migrate the Department's computer-aided dispatch, mobile operations, law enforcement records, and crime analytics to a cloud-based environment. Mr. Bailey stated that transitioning to a cloud-hosted solution would help mitigate cyber-attacks, increase reliability, and decrease the time staff spends on maintaining the system.

There was Town Council support scheduling the agreement for a vote at a future meeting.

22-356 Discussion of Alternate 9-1-1 Service Provider

Police Chief Peter Wingert presented a recommendation to switch 911 service providers from Maricopa Regional 911 to a partnership agreement with the Arizona Department of Administration (ADOA) and AT&T. This cloud-based solution provides municipalities with new features and enhanced technical assistance. Chief Wingert stated that fees associated with the agreement are reimbursed by ADOA.

Arizona Department of Administration 911 Program Manager Travis Jensen addressed the Council. He responded to questions regarding the number of municipalities currently using the next generation 911 system and its reliability.

There was Town Council support scheduling the agreement for a vote at a future meeting.

**22-364 Discussion of Town Entry Monument Sign & Landscaping at
Doubletree Ranch Rd and Scottsdale Rd**

Community Development Director Lisa Collins presented five conceptual plans to make visual improvements to the Town entryway at the northwest corner of Doubletree Ranch Road and Scottsdale Road.

The Council provided feedback and asked for cost estimates and additional options including relocating the Town Entry monument to a median island on Doubletree Ranch Road similar to the one on McDonald Drive. There was also a request to investigate options to move or lower the perimeter wall at the intersection.

22-368 Presentation and Discussion of the Town's Investment Policy

This item was not discussed and will be rescheduled for a future meeting.

Mayor Bien-Willner recessed the meeting at 5:12 PM

4. BREAK

5. RECONVENE FOR REGULAR MEETING

Mayor Bien-Willner reconvened the meeting at 6:05 PM in the Town Hall Council Chambers.

6. ROLL CALL**COUNCIL MEMBERS PRESENT**

Mayor Jerry Bien-Willner
Vice Mayor Anna Thomasson
Council Member Ellen Andeen
Council Member Paul Dembow
Council Member Scott Moore
Council Member Julie Pace
Council Member Mark Stanton

STAFF MEMBERS PRESENT

Town Manager Jill Keimach
Attorney John Austin Gaylord
Town Clerk Duncan Miller
Community Development Director Lisa Collins
Commander Freeman Carney
CFO Lindsey Duncan
Public Works Director Brent Skoglund

7. PLEDGE OF ALLEGIANCE*

Students from Cherokee Elementary School led the Pledge of Allegiance.

8. PRESENTATIONS

**22-341 Recognition of Cherokee Elementary School for Being Named a
National Blue Ribbon School**

Mayor Bien-Willner read a proclamation recognizing Cherokee Elementary School for receiving the distinguished designation as a U.S. Department of Education Blue Ribbon School and was also recognized by the Arizona Educational Foundation as an A+ School of Excellence, and was named Arizona's first, and only, National Literary Landmark. Principal Walter Chandler and students accepted the proclamation which was followed by a musical performance from the students.

**22-362 Presentation of Paradise Valley Vintage Car Show Proceeds to the
Sentinels of Freedom and the Military Assistance Mission.**

Mayor Bien-Willner announced that the annual Paradise Valley Veterans Appreciation Vintage Car Show raised over \$10,000 this year for veterans. The Mayor was joined by the Car Show Committee and Council Members to present checks to representatives from the Sentinels of Freedom and the Military Assistance Mission

9. CALL TO THE PUBLIC

Resident David Selden addressed the Council regarding an email his law firm received following comments he made at a previous Council meeting.

10. CONSENT AGENDA

Town Manager Keimach summarized the Consent Agenda.

22-353 Minutes of Town Council Meeting November 10, 2022**22-359 Discussion and Possible Action to Adopt Resolution 2022-23, Personal Wireless Service Facilities; and Initiation of a Text Amendment to the Zoning Code to Allow a Managerial Approval Process for the Five Locations Listed in Resolution 2022-23 to Close the Gaps in Cell Coverage**

Recommendation: Adopt Resolution Number 2022-23; and initiate a Text Amendment to the Zoning Code to allow a Managerial Approval process for the five locations listed in Resolution 2022-23 to close the gaps in coverage to be heard by the Planning Commission at its January 3, 2022 Study Session and January 17, 2022 Action Agenda.

22-363 Discussion and Possible Action to Adopt Resolution 2022-26 Appointing Chief Financial Officer as Alternate Trustee to the Arizona Metropolitan Trust Board of Trustees

Recommendation: Adopt Resolution Number 2022-26.

22-366 Discussion and Possible Action to Adopt Resolution 2022-28 Amending the Fiscal Year 2023 Budget which Ends on June 30, 2023

Recommendation: Adopt Resolution Number 2022-28.

A motion was made by Council Member Dembow, seconded by Council Member Andeen, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Mayor Bien-Willner
Council Member Andeen
Council Member Dembow
Council Member Moore
Council Member Pace
Council Member Stanton
Vice Mayor Thomasson

11. PUBLIC HEARINGS

There were no public hearings.

12. ACTION ITEMS

**22-360 Discussion and Possible Action to Adopt Resolution No. 2022-27
to Accept the FY 2021/22 Annual Comprehensive Financial Report,
Annual Expenditure Limitation Report, Associated Reports, and
Results of the Annual Audit**

Brian Hemmerle, Partner with Henry+Horne, presented the results of the Fiscal Year 2021-2022 comprehensive audit and financial reports. The firm issued an unmodified opinion and concluded the Town's financial statements present fairly in all material respects: the financial positions of the governmental activities, business type activities, each major fund, the aggregate remaining fund information, and notes to the financial statements for the Town. There were no difficulties were performing the audit, no uncorrected misstatements, and no disagreements with management. There were no findings or recommendations.

There were no public comments.

A motion was made by Council Member Andeen, seconded by Council Member Dembow, to Adopt Resolution Number 2022-27. The motion carried by the following vote:

Aye: 7 - Mayor Bien-Willner
Council Member Andeen
Council Member Dembow
Council Member Moore
Council Member Pace
Council Member Stanton
Vice Mayor Thomasson

**22-365 Discussion and decision of potential options for Mockingbird Lane
improvements from Lincoln Drive to McDonald Drive.**

Community Development Director Lisa Collins presented three design options for the Mockingbird Lane Improvement project from Lincoln Drive to McDonald Drive and asked for Council direction. The three options were:

1. The design plans presented to Council on September 22, 2022, including a sidewalk on the east

- side of the street
2. The design plans presented to Council on September 22, 2022, without a sidewalk on the east side of the street
 3. Refer the project to the Planning Commission for a comprehensive review along with additional public outreach

Resident Cori Hutchison spoke in favor of sidewalks on the east side of the street.

Resident Jennifer Polera spoke in opposition to the sidewalks on the east side of the street.

Resident Christine Larkin spoke in favor of referring the project to the Planning Commission for further study.

Resident Peter Miller spoke in opposition to the sidewalk on the east side of the street.

A motion was made by Vice Mayor Thomasson, seconded by Council Member Dembow, to refer the Mockingbird Ln improvement project plans to the Planning Commission for a comprehensive review along with additional public outreach. The motion carried by the following vote:

Aye: 7 - Mayor Bien-Willner
Council Member Andeen
Council Member Dembow
Council Member Moore
Council Member Pace
Council Member Stanton
Vice Mayor Thomasson

22-349 Discussion and Possible Action to Authorize the Town Manager to Execute Amendment No. 1 to the Linking Agreement for Cooperative Purchase with Brown & Associates Certified Inspection Services, Inc. for Third Party Plan Review, and Inspection Services; and a Contract to Provide Interim Town Engineer Services; and Waive the 14-day wait Period to Execute Agreements

Community Development Director Lisa Collins presented a contract with Brown & Associates for third party plan review and inspection services and a contract to provide interim Town Engineer services. She stated that the Town has contracted with Brown & Associates for several years and recommended continuing with the services. She said the two contracts totaled \$325,000.

There were no public comments.

A motion was made by Council Member Dembow, seconded by Council Member Pace, to Authorize the Town Manager to execute Amendment No. 1 to the linking agreement for cooperative purchase with Brown & Associates Certified Inspection Services, Inc. for third party plan review, and inspection services; and a contract to provide interim town engineer services; and waive the 14-day wait period to execute agreements. The motion carried by the following vote:

Aye: 7 - Mayor Bien-Willner
Council Member Andeen
Council Member Dembow
Council Member Moore
Council Member Pace
Council Member Stanton
Vice Mayor Thomasson

13. FUTURE AGENDA ITEMS

22-352 Consideration of Requests for Future Agenda Items

Town Manager Keimach summarized the future agenda schedule.

14. MAYOR / COUNCIL / MANAGER COMMENTS

Council Member Dembow reflected on his 12 years on the Town Council. The Mayor presented him with a Cosanti Bell on behalf of the Town. Council Member's shared their thoughts and thanked him for his years of service.

Council Members provided comments and updates related to current events.

15. ADJOURN

A motion was made by Council Member Dembow, seconded by Council Member Pace, to adjourn. The motion carried by the following vote:

Aye: 7 - Mayor Bien-Willner
Council Member Andeen
Council Member Dembow
Council Member Moore
Council Member Pace
Council Member Stanton
Vice Mayor Thomasson

Mayor Bien-Willner adjourned the meeting at 8:30 PM

TOWN OF PARADISE VALLEY

SUBMITTED BY:

Duncan Miller, Town Clerk

STATE OF ARIZONA)**COUNTY OF MARICOPA)**

:ss.

CERTIFICATION

I, Duncan Miller, Town Clerk of the Town of Paradise Valley, Arizona hereby certify that the following is a full, true, and correct copy of the minutes of the regular meeting of the Paradise Valley Town Council held on Thursday, December 8, 2022.

I further certify that said Municipal Corporation is duly organized and existing. The meeting was properly called and held and that a quorum was present.

Duncan Miller, Town Clerk



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 23-017



**TOWN COUNCIL MEETING
6401 E. LINCOLN DRIVE
PARADISE VALLEY, ARIZONA 85253
MINUTES
Thursday, January 12, 2023**

1. CALL TO ORDER / ROLL CALL

Mayor Jerry Bien-Willner called to order the Town Council Meeting for Thursday, January 12, 2023 at 6:05 p.m. in the Town Hall Council Chambers.

2. PLEDGE OF ALLEGIANCE*

Presiding Judge Tyrrell Taber led the Pledge of Allegiance.

3. NEW TOWN COUNCIL OATH OF OFFICE

Paradise Valley Municipal Court Presiding Judge Tyrrell Taber administered the oath of office to Council Members Ellen Andeen, Christine Labelle, and Anna Thomasson. The Council Members gave brief remarks thanking family and supporters.

4. INSTALLATION OF THE MAYOR

Judge Taber administered the oath of office to Mayor Jerry Bien-Willner. Mayor Bien-Willner thanked his family, friends, and supporters. He made remarks about his vision for the Council term and future of the Town of Paradise Valley.

5. ROLL CALL

COUNCIL MEMBERS PRESENT

Mayor Jerry Bien-Willner
Council Member Ellen Andeen
Council Member Christine Labelle
Council Member Scott Moore
Council Member Julie Pace attended by telephone conference
Council Member Mark Stanton
Council Member Anna Thomasson

STAFF MEMBERS PRESENT

Town Manager Jill Keimach
Town Clerk Duncan Miller
Presiding Judge Tyrrell Taber
Town Attorney Andrew McGuire
Police Chief Freeman Carney
Community Development Director Lisa Collins
Public Works Director Brent Skoglund
Municipal Court Director Jeanette Wiesenhofer
Chief Financial Officer Lindsey Duncan

6. ELECTION OF VICE MAYOR

Mayor Bien-Willner invited nominations for the Office of Vice Mayor. Council Member Thomasson nominated Council Member Scott Moore. Council Member Andeen nominated Council Member Mark Stanton. Council Member Stanton respectfully withdrew his name from consideration.

Council Member Pace departed the meeting.

Council Member Stanton moved to elect Scott Moore Vice Mayor by acclamation. Council Member Thomasson seconded the motion which passed by the following vote:

Aye - 5

Mayor Jerry Bien-Willner
Council Member Christine Labelle
Council Member Scott Moore
Council Member Mark Stanton
Council Member Anna Thomasson

Nay - 1

Council Member Ellen Andeen

Absent – 1

Council Member Julie Pace

Judge Taber administered the oath of office to Vice Mayor Scott Moore.

7. ADJOURN

Mayor Bien-Willner announced that the next regular meeting would be held on January 26, 2023 at 3:00 PM.

A motion was made by Council Member Andeen, seconded by Council Member Stanton, to adjourn. The motion carried by the following vote:

Aye: 6 - Mayor Bien-Willner
Council Member Andeen
Council Member Labelle
Council Member Moore
Council Member Stanton
Council Member Thomasson

Absent: 1 - Council Member Pace

Mayor Bien-Willner adjourned the meeting at 6:50 p.m.

TOWN OF PARADISE VALLEY

SUBMITTED BY:

Duncan Miller, Town Clerk

STATE OF ARIZONA)
 :SS.
COUNTY OF MARICOPA)

CERTIFICATION

I, Duncan Miller, Town Clerk of the Town of Paradise Valley, Arizona hereby certify that the following is a full, true, and correct copy of the minutes of the regular meeting of the Paradise Valley Town Council held on Thursday, January 12, 2023.

I further certify that said Municipal Corporation is duly organized and existing. The meeting was properly called and held and that a quorum was present.

Duncan Miller, Town Clerk



Action Report

File #: 23-028

AGENDA TITLE:

Discussion and Possible Action to Amend the Professional Services Agreement with Core HR Solutions, LLC Providing Interim Human Resources Services

RECOMMENDATION:

Approve an amendment to the existing \$25,000 agreement with Core HR Solutions, LLC for interim human resources services up to \$50,000.

STAFF CONTACT:

TOWN *Of* **PARADISE VALLEY**



STAFF REPORT

TO: Mayor Bien-Willner and Town Council Members

FROM: Jill Keimach, Town Manager
Lindsey Duncan, Chief Financial Officer

DATE: January 26, 2022

DEPARTMENT: Finance and Budget
Lindsey Duncan, 480.348.3696

AGENDA TITLE:

Amend the professional services agreement with Core HR Solutions, LLC. providing interim human resources services.

RECOMMENDATION:

Staff recommends the Town Council approve an amendment to the existing \$25,000 agreement with Core HR Solutions, LLC for interim human resources services up to \$50,000.

BACKGROUND:

With the retirement of the Town's long-term HR Manager, the Town needed interim human resources services to maintain daily operations until the position could be recruited and filled. The Town conducted a competitive procurement process for professional human resources services and selected Core HR Solutions, LLC. in September 2022. Sonja Talley with Core HR Solutions has been serving the Town in this capacity under the terms of the original contract since September 23, 2022.

The HR position is anticipated to be filled on February 16, 2023. Staff is requesting additional contract award up to \$50,000 to provide interim HR services and transition to the new employee through the end of February 2023. Core HR Solutions provides services at a rate of \$85 per hour for roughly 20 hours per week.

BUDGETARY IMPACT:

Vacancy savings generated since the retirement of the previous employee are sufficient to fund the professional services agreement up to \$50,000.

ATTACHMENT(S):

- A. Staff report
- B. Professional Services Agreement

**SECOND AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT NO. CON-23-021-FIN
BETWEEN
THE TOWN OF PARADISE VALLEY
AND
CORE HR SOLUTIONS, LLC**

This SECOND AMENDMENT (“Amendment”) dated January __, 2023, modifies the Professional Services Agreement, No. CON-23-021-FIN, dated September 23, 2022, between Core HR Solutions, LLC., an Arizona limited liability company (“Consultant”), and the Town of Paradise Valley, an Arizona municipal corporation (“Town”), as amended on December 20, 2022 (the “Original Agreement”). All of the capitalized terms not otherwise defined in this Amendment have the same meanings as contained in the Original Agreement. The following provisions modify sections of the Original Agreement. The sections of the Original Agreement that are not expressly modified by this Amendment shall remain in effect pursuant to their terms.

AGREEMENT

1. **Amendment:** The total not-to-exceed amount in Section 3 of the Original Agreement is hereby increased from \$25,000 to \$50,000.
2. **Conflicts.** In the event of any inconsistency, conflict, or ambiguity between this Amendment and the Original Agreement, this Amendment shall govern.
3. **Non-Default.** By executing this Amendment, Consultant affirmatively asserts that (i) the Town is not currently in default, nor has it been in default at any time prior to this Amendment, under any of the terms or conditions of the Original Agreement, and (ii) any and all claims, known and unknown, relating to the Original Agreement and existing on or before the date of this Amendment are forever waived.
4. **Conflict of Interest.** This Amendment and the Original Agreement are subject to the provisions of A.R.S. § 38-511.

Signatures on following page

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date and year first set forth above.

“Consultant”

CORE HR SOLUTIONS, LLC,
an Arizona Limited Liability Company

Sonja M. Talley, Principal Consultant

“Town”

TOWN OF PARADISE VALLEY,
an Arizona municipal corporation

Jill Keimach, Town Manager

ATTEST:

Duncan Miller, Town Clerk

APPROVED AS TO FORM:

Andrew J. McGuire, Town Attorney
Gust Rosenfeld, PLC



Action Report

File #: 23-025

AGENDA TITLE:

Discussion and Possible Action to Award Contract CON-23-043-CMD with JTKnapp Group, LLC. for Capital Improvement Project Professional Services in an amount not to exceed \$45,000.00.

RECOMMENDATION:

Authorize the Town Manager to execute a contract with JTKnapp Group, LLC for Capital Improvement Project Professional Services

STAFF CONTACT:



STAFF REPORT

TO: Mayor Bien-Willner and Town Council Members

FROM: Jill Keimach, Town Manager
Lisa Collins, Community Development Director

DATE: January 26, 2023

DEPARTMENT: Community Development
Lisa Collins, 480-348-3522

AGENDA TITLE:

Capital Improvement Project Professional Services Contract CON-23-043-CMD with JTKnapp Group, LLC. for an amount not to exceed \$45,000.00.

SUMMARY STATEMENT:

The Town's Capital Improvement Project staff position is currently vacant. Because there is an immediate need to complete current Capital Improvement Projects, the Finance Department's Procurement Division sought Requests for Proposals (RFP's) through a competitive procurement process to fill the vacancy.

BACKGROUND:

The Town staff administers Capital Improvement Project (CIP) throughout the Town based on approvals by the Town Council during the budget process.

The staff assigned to CIP's is tasked with developing the Town's five-year CIP program including project ranking to determine which projects are most critical to the Town, budgeting and conformance to state and Town requirements. This position also works closely with residents to both discuss and determine project design specifics and provide ongoing communication throughout the project

The Town conducted a competitive procurement process for professional CIP services and selected JTKnapp Group, LLC. Based on the number of CIP's approved for each year, a determination will be made on whether to fill the vacancy or continue to utilize contract services

RECOMMENDATION:

Staff recommends the Town Council approve a contract with JTKnapp Group, LLC for Capital Improvement Project Services at an hourly rate of \$150.00 with an amount not to exceed \$45,000.00.

BUDGETARY IMPACT:

The current salary along with the associated benefits for the CIP staff position are sufficient to fund the CIP services contract..

ATTACHMENT(S):

- A. Staff report
- B. Professional Services Agreement

**PROFESSIONAL SERVICES AGREEMENT
BETWEEN
THE TOWN OF PARADISE VALLEY
AND
JTKNAPP GROUP, LLC**

THIS PROFESSIONAL SERVICES AGREEMENT (this “Agreement”) is entered into as of January __, 2023, between the Town of Paradise Valley, an Arizona municipal corporation (the “Town”), and JTKnapp Group, LLC, a(n) Limited liability company (the “Consultant”).

RECITALS

A. The Town is in need of Capital Improvement Program Contracted Project Management Services (the “Services”).

B. Consultant possesses the skill and experience required to provide the Services.

C. The Mayor and Town Council have determined it is in the Town’s best interest to enter into an Agreement with the Consultant to provide the Services.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing introduction and recitals, which are incorporated herein by reference, the following mutual covenants and conditions, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Town and the Consultant hereby agree as follows:

1. **Term of Agreement.** This Agreement shall be effective as of the date first set forth above and shall remain in full force and effect until January 31, 2024, unless terminated as otherwise provided in this Agreement.

2. **Scope of Work.** Consultant shall provide the Services as set forth in the Scope of Work attached hereto as part of Exhibit A and incorporated herein by reference. Consultant shall (i) provide the Services required by this Agreement, (ii) be responsible for all means, methods, techniques, sequences and proceedings associated with the Services and (iii) be responsible for the acts and omissions of its employees, agents and other persons performing any of the Services under a contract with Consultant.

3. **Compensation.** The Town shall pay Consultant for the Services at the rate of \$150 per hour, as set forth in the Proposal attached hereto as Exhibit A. Total compensation to Consultant over the Term of this Agreement shall not to exceed \$45,000.

4. **Payments.** The Town shall pay the Consultant monthly, based upon work performed and completed to date, and upon submission and approval of invoices. All invoices shall document and itemize all work completed to date. Each invoice statement shall include a record of time expended and work performed in sufficient detail to justify payment.

5. Safety Plan. Consultant shall provide the Services in accordance with a safety plan that is compliant with Occupational Safety and Health Administration (“OSHA”), American National Standards Institute and National Institute for Occupational Safety and Health standards. If, in the Consultant’s sole determination, the Services to be provided do not require a safety plan, Consultant shall notify the Town, in writing, describing the reasons a safety plan is unnecessary. The Town reserves the right to request a safety plan following such notification.

6. Documents. All documents, including any intellectual property rights thereto, prepared and submitted to the Town pursuant to this Agreement shall be the property of the Town. The Town may use such documents for other purposes without further compensation to the Consultant; however, any reuse without written verification or adaptation by Consultant for the specific purpose intended will be at the Town’s sole risk and without liability or legal exposure to Consultant.

7. Consultant Personnel. Consultant shall provide experienced personnel, capable of and devoted to the successful performance of the Services under this Agreement. Consultant agrees to assign specific individuals to key positions. If deemed qualified, the Consultant is encouraged to hire Town residents to fill vacant positions at all levels. Consultant agrees that, upon commencement of the Services to be performed under this Agreement, key personnel will not be removed or replaced without prior written notice to the Town. If key personnel are not available to perform the Services for a continuous period exceeding 30 calendar days, or are expected to devote substantially less effort to the Services than initially anticipated, Consultant shall immediately notify the Town of same and shall, subject to the concurrence of the Town, replace such personnel with personnel possessing substantially equal ability and qualifications.

8. Inspection; Acceptance. All work shall be subject to inspection and acceptance by the Town at reasonable times during Consultant’s performance. The Consultant shall provide and maintain a self-inspection system that is acceptable to the Town.

9. Licenses. Consultant shall maintain in current status all federal, state and local licenses and permits required for the operation of the business conducted by the Consultant. The Town has no obligation to provide Consultant, its employees or subcontractors any business registrations or licenses required to perform the specific services set forth in this Agreement.

10. Materials; Equipment. Consultant shall provide, pay for and insure under the requisite laws and regulations all labor, materials, equipment, tools, transportation and other facilities and services necessary for the proper execution and completion of the Services.

11. Performance Warranty. In addition to any specific obligations set forth in Exhibit A, Consultant warrants that the Services rendered will conform to the requirements of this Agreement and shall be carried out with the care and skill ordinarily used by members of the same profession practicing under similar circumstances at the same time and in the same locality.

12. Indemnification. To the fullest extent permitted by law, the Consultant shall indemnify, defend and hold harmless the Town and each council member, officer, employee or agent thereof (the Town and any such person being herein called an “Indemnified Party”), for, from and against any and all losses, claims, damages, liabilities, costs and expenses (including, but

not limited to, reasonable attorneys' fees, court costs and the costs of appellate proceedings) to which any such Indemnified Party may become subject, under any theory of liability whatsoever ("Claims"), insofar as such Claims (or actions in respect thereof) relate to, arise out of, or are caused by or based upon the negligent acts, intentional misconduct, errors, mistakes or omissions, in connection with the work or services of the Consultant, its officers, employees, agents, or any tier of subcontractor in the performance of this Agreement. The amount and type of insurance coverage requirements set forth below will in no way be construed as limiting the scope of the indemnity in this Section.

13. Insurance.

13.1 General.

A. Insurer Qualifications. Without limiting any obligations or liabilities of Consultant, Consultant shall purchase and maintain, at its own expense, hereinafter stipulated minimum insurance with insurance companies authorized to do business in the State of Arizona pursuant to ARIZ. REV. STAT. § 20-206, as amended, with an AM Best, Inc. rating of A- or above with policies and forms satisfactory to the Town. Failure to maintain insurance as specified herein may result in termination of this Agreement at the Town's option.

B. No Representation of Coverage Adequacy. By requiring insurance herein, or by accepting or expressing satisfaction with insurance policies and forms pursuant to the provisions of this Agreement, the Town does not represent that coverage and limits will be adequate to protect Consultant. The Town reserves the right to review any and all of the insurance policies and/or endorsements cited in this Agreement, but has no obligation to do so. Failure to demand such evidence of full compliance with the insurance requirements set forth in this Agreement or failure to identify any insurance deficiency shall not relieve Consultant from, nor be construed or deemed a waiver of, its obligation to maintain the required insurance at all times during the performance of this Agreement.

C. Additional Insured. All insurance coverage, except Workers' Compensation insurance and Professional Liability insurance, if applicable, shall name, to the fullest extent permitted by law for claims arising out of the performance of this Agreement, the Town, its agents, representatives, officers, directors, officials and employees as Additional Named Insured as specified under the respective coverage sections of this Agreement.

D. Coverage Term. All insurance required herein shall be maintained in full force and effect until all work or services required to be performed under the terms of this Agreement are satisfactorily performed, completed and formally accepted by the Town, unless specified otherwise in this Agreement.

E. Primary Insurance. Consultant's insurance shall be primary insurance with respect to performance of this Agreement and in the protection of the Town as an Additional Insured.

F. Claims Made. In the event any insurance policies required by this Agreement are written on a "claims made" basis, coverage shall extend, either by keeping coverage in force or purchasing an extended reporting option, for three years past completion and acceptance of the services. Such continuing coverage shall be evidenced by submission of annual Certificates of Insurance and necessary endorsements citing applicable coverage is in force and contains the provisions as required herein for the three-year period.

G. Waiver. All policies, except for Professional Liability, including Workers' Compensation insurance, shall contain a waiver of rights of recovery (subrogation) against the Town, its agents, representatives, officials, officers and employees for any claims arising out of the work or services of Consultant. Consultant shall arrange to have such subrogation waivers incorporated into each policy via formal written endorsement thereto.

H. Policy Deductibles and/or Self-Insured Retentions. The policies set forth in these requirements may provide coverage that contains deductibles or self-insured retention amounts. Such deductibles or self-insured retention shall not be applicable with respect to the policy limits provided to the Town. Consultant shall be solely responsible for any such deductible or self-insured retention amount.

I. Use of Subcontractors. If any work under this Agreement is subcontracted in any way, Consultant shall execute written agreements with its subcontractors containing the indemnification provisions set forth in this Section and insurance requirements set forth herein protecting the Town and Consultant. Consultant shall be responsible for executing any agreements with its subcontractors and obtaining certificates of insurance verifying the insurance requirements.

J. Evidence of Insurance. Prior to commencing any work or services under this Agreement, Consultant will provide the Town with suitable evidence of insurance in the form of certificates of insurance and a copy of the declaration page(s) of the insurance policies as required by this Agreement, issued by Consultant's insurance insurer(s) as evidence that policies are placed with acceptable insurers as specified herein and provide the required coverages, conditions and limits of coverage specified in this Agreement and that such coverage and provisions are in full force and effect. Confidential information such as the policy premium may be redacted from the declaration page(s) of each insurance policy, provided that such redactions do not alter any of the information required by this Agreement. The Town shall reasonably rely upon the certificates of insurance and declaration page(s) of the insurance policies as evidence of coverage but such acceptance and reliance shall not waive or alter in any way the insurance requirements or obligations of this Agreement. If any of the policies required by this Agreement expire during the life of this Agreement, it shall be Consultant's responsibility to forward renewal certificates and declaration page(s) to the Town 30 days prior to the expiration date. All

certificates of insurance and declarations required by this Agreement shall be identified by referencing this Agreement. A \$25.00 administrative fee shall be assessed for all certificates or declarations received without the appropriate reference to this Agreement. Additionally, certificates of insurance and declaration page(s) of the insurance policies submitted without referencing this Agreement will be subject to rejection and may be returned or discarded. Certificates of insurance and declaration page(s) shall specifically include the following provisions:

(1) The Town, its agents, representatives, officers, directors, officials and employees are Additional Insureds as follows:

(a) Commercial General Liability – Under Insurance Services Office, Inc., (“ISO”) Form CG 20 10 04 13 or equivalent.

(b) Auto Liability – Under ISO Form CA 20 48 or equivalent.

(c) Excess Liability – Follow Form to underlying insurance.

(2) Consultant’s insurance shall be primary insurance with respect to performance of this Agreement.

(3) All policies, except for Professional Liability, including Workers’ Compensation, waive rights of recovery (subrogation) against Town, its agents, representatives, officers, officials and employees for any claims arising out of work or services performed by Consultant under this Agreement.

ACORD certificate of insurance form 25 (2014/01) is preferred. If ACORD certificate of insurance form 25 (2001/08) is used, the phrases in the cancellation provision “endeavor to” and “but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives” shall be deleted. Certificate forms other than ACORD form shall have similar restrictive language deleted.

K. Endorsements. Consultant shall provide the Town with the necessary endorsements to ensure Town is provided the insurance coverage set forth in this Section 13.

13.2 Required Insurance Coverage.

A. Commercial General Liability. Consultant shall maintain “occurrence” form Commercial General Liability insurance with an unimpaired limit of not less than \$1,000,000 for each occurrence, \$2,000,000 Products and Completed Operations Annual Aggregate and a \$2,000,000 General Aggregate Limit. The policy shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal injury and advertising injury. Coverage under the policy will be at least as broad as ISO policy form CG 00 010 93 or equivalent thereof, including

but not limited to, separation of insured's clause. To the fullest extent allowed by law, for claims arising out of the performance of this Agreement, the Town, its agents, representatives, officers, officials and employees shall be cited as an Additional Insured under ISO, Commercial General Liability Additional Insured Endorsement form CG 20 10 04 13, or equivalent, which shall read "Who is an Insured (Section II) is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of "your work" for that insured by or for you." If any Excess insurance is utilized to fulfill the requirements of this subsection, such Excess insurance shall be "follow form" equal or broader in coverage scope than underlying insurance.

B. Vehicle Liability. Consultant shall maintain Business Automobile Liability insurance with a limit of \$1,000,000 each occurrence on Consultant's owned, hired and non-owned vehicles assigned to or used in the performance of the Consultant's work or services under this Agreement. Coverage will be at least as broad as ISO coverage code "1" "any auto" policy form CA 00 01 12 93 or equivalent thereof. To the fullest extent allowed by law, for claims arising out of the performance of this Agreement, the Town, its agents, representatives, officers, directors, officials and employees shall be cited as an Additional Insured under ISO Business Auto policy Designated Insured Endorsement form CA 20 48 or equivalent. If any Excess insurance is utilized to fulfill the requirements of this subsection, such Excess insurance shall be "follow form" equal or broader in coverage scope than underlying insurance.

C. Professional Liability. If this Agreement is the subject of any professional services or work, or if the Consultant engages in any professional services or work in any way related to performing the work under this Agreement, the Consultant shall maintain Professional Liability insurance covering negligent errors and omissions arising out of the Services performed by the Consultant, or anyone employed by the Consultant, or anyone for whose negligent acts, mistakes, errors and omissions the Consultant is legally liable, with an unimpaired liability insurance limit of \$2,000,000 each claim and \$2,000,000 annual aggregate.

D. Workers' Compensation Insurance. If Consultant employs anyone who is required by law to be covered by workers' compensation insurance, Consultant shall maintain Workers' Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction over Consultant's employees engaged in the performance of work or services under this Agreement and shall also maintain Employers Liability Insurance of not less than \$500,000 for each accident, \$500,000 disease for each employee and \$1,000,000 disease policy limit.

13.3 Cancellation and Expiration Notice. Consultant shall provide at least 30 days prior written notice to the Town before insurance required herein expires, is canceled, or is materially changed.

14. Termination; Cancellation. The Town may, by written notice to Consultant as set forth in this Section, terminate this Agreement in whole or in part.

14.1 For Town's Convenience. This Agreement is for the convenience of the Town and, as such, may be terminated without cause after receipt by Consultant of written notice by the Town. Upon termination for convenience, Consultant shall be paid for all undisputed services performed to the termination date.

14.2 For Cause. If either party fails to perform any obligation pursuant to this Agreement and such party fails to cure its nonperformance within 30 days after notice of nonperformance is given by the non-defaulting party, such party will be in default. In the event of such default, the non-defaulting party may terminate this Agreement immediately for cause and will have all remedies that are available to it at law or in equity including, without limitation, the remedy of specific performance. If the nature of the defaulting party's nonperformance is such that it cannot reasonably be cured within 30 days, then the defaulting party will have such additional periods of time as may be reasonably necessary under the circumstances, provided the defaulting party immediately (A) provides written notice to the non-defaulting party and (B) commences to cure its nonperformance and thereafter diligently continues to completion the cure of its nonperformance. In no event shall any such cure period exceed 90 days. In the event of such termination for cause, payment shall be made by the Town to the Consultant for the undisputed portion of its fee due as of the termination date.

14.3 Due to Work Stoppage. This Agreement may be terminated by the Town upon 30 days' written notice to Consultant in the event that the Services are permanently abandoned. If Consultant abandons the Services without the consent of the Town, Consultant shall be liable for all actual, incidental and consequential damages arising from or related to said abandonment, including, but not limited to: (A) the difference between the cost of a replacement Consultant to complete the Services and the contract price for Consultant under this Agreement; and (B) any additional charges, costs, fees or expenses for labor, materials or professional services incurred by the Town as a result of delays caused by abandonment of the Services by Consultant. The Town shall use its best efforts to replace Consultant within a reasonable time.

14.4 Conflict of Interest. This Agreement is subject to the provisions of ARIZ. REV. STAT. § 38-511. The Town may cancel this Agreement without penalty or further obligations by the Town or any of its departments or agencies if any person significantly involved in initiating, negotiating, securing, drafting or creating this Agreement on behalf of the Town or any of its departments or agencies is, at any time while this Agreement or any extension of this Agreement is in effect, an employee of any other party to this Agreement in any capacity or a consultant to any other party of this Agreement with respect to the subject matter of this Agreement.

14.5 Gratuities. The Town may, by written notice to the Consultant, cancel this Agreement if it is found by the Town that gratuities, in the form of economic opportunity, future employment, entertainment, gifts or otherwise, were offered or given by the Consultant or any agent or representative of the Consultant to any officer, agent or employee of the Town for the purpose of securing this Agreement. In the event this Agreement is canceled by the Town pursuant to this provision, the Town shall be entitled, in addition to any other rights and remedies, to recover and withhold from the Consultant an amount equal to 150% of the gratuity.

14.6 Agreement Subject to Appropriation. The Town is obligated only to pay its obligations set forth in this Agreement as may lawfully be made from funds appropriated and

budgeted for that purpose during the Town's then-current fiscal year. The Town's obligations under this Agreement are current expenses subject to the "budget law" and the unfettered legislative discretion of the Town concerning budgeted purposes and appropriation of funds. Should the Town elect not to appropriate and budget funds to pay its Agreement obligations, this Agreement shall be deemed terminated at the end of the then-current fiscal year term for which such funds were appropriated and budgeted for such purpose and the Town shall be relieved of any subsequent obligation under this Agreement. The parties agree that the Town has no obligation or duty of good faith to budget or appropriate the payment of the Town's obligations set forth in this Agreement in any budget in any fiscal year other than the fiscal year in which this Agreement is executed and delivered. The Town shall be the sole judge and authority in determining the availability of funds for its obligations under this Agreement. The Town shall keep Consultant informed as to the availability of funds for this Agreement. The obligation of the Town to make any payment pursuant to this Agreement is not a general obligation or indebtedness of the Town. Consultant hereby waives any and all rights to bring any claim against the Town from or relating in any way to the Town's termination of this Agreement pursuant to this section.

14.7 Obligations Upon Receipt of Termination Notice. Upon receipt of a notice of termination as set forth above, Consultant shall (A) immediately discontinue all Services affected (unless the notice directs otherwise), and (B) deliver to the Town copies of all data, reports, calculations, drawings, specifications and estimates entirely or partially completed, together with all unused materials supplied by the Town, related to the Services including any completed divisible part of the Services which can be deemed to stand alone (the completed divisible parts of the Services will be determined by both parties at the time of termination). Such termination shall not relieve Consultant of liability for errors and omissions. Any use of incomplete documents for the Services or for any other project without the specific written authorization by Consultant will be without liability or legal exposure to Consultant. Consultant shall appraise the work it has completed and submit the appraisal to the Town for evaluation.

15. Suspension of Work.

15.1 Order to Suspend. The Town may, for its convenience, order the Consultant, in writing, to suspend all or any part of the Services for such period of time as it may determine to be appropriate.

15.2 Adjustment to Contract Sum. If the performance of all or any part of the Services is, for any unreasonable period of time, suspended or delayed by an act of the Town in the administration of this Agreement, or by its failure to act within the time specified in this Agreement (or if no time is specified, within a reasonable time), an adjustment shall be made for any increase in cost of performance of this Agreement necessarily caused by such unreasonable suspension or modified in writing accordingly. However, no adjustment shall be made under this clause for any suspension or delay (A) to the extent that performance was suspended or delayed for any other cause, including the fault or negligence of the Consultant, or (B) for which a change order is executed.

16. Miscellaneous.

16.1 Independent Contractor. It is clearly understood that each party will act in its individual capacity and not as an agent, employee, partner, joint venturer, or associate of the other. An employee or agent of one party shall not be deemed or construed to be the employee or agent of the other for any purpose whatsoever. The Consultant acknowledges and agrees that the Services provided under this Agreement are being provided as an independent contractor, not as an employee or agent of the Town. Consultant, its employees and subcontractors are not entitled to workers' compensation benefits from the Town. The Town does not have the authority to supervise or control the actual work of Consultant, its employees or subcontractors. The Consultant, and not the Town, shall determine the time of its performance of the services provided under this Agreement so long as Consultant meets the requirements of its agreed Scope of Work as set forth in Section 2 above and in Exhibit A. Consultant is neither prohibited from entering into other contracts nor prohibited from practicing its profession elsewhere. Town and Consultant do not intend to nor will they combine business operations under this Agreement.

16.2 Applicable Law; Venue. This Agreement shall be governed by the laws of the State of Arizona and suit pertaining to this Agreement may be brought only in courts in Maricopa County, Arizona.

16.3 Laws and Regulations. Consultant shall keep fully informed and shall at all times during the performance of its duties under this Agreement ensure that it and any person for whom the Consultant is responsible abides by, and remains in compliance with, all rules, regulations, ordinances, statutes or laws affecting the Services, including, but not limited to, the following: (A) existing and future Town and County ordinances and regulations, (B) existing and future State and Federal laws and (C) existing and future OSHA standards.

16.4 Amendments. This Agreement may be modified only by a written amendment signed by persons duly authorized to enter into contracts on behalf of the Town and the Consultant.

16.5 Provisions Required by Law. Each and every provision of law and any clause required by law to be in this Agreement will be read and enforced as though it were included herein and, if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party, this Agreement will promptly be physically amended to make such insertion or correction.

16.6 Severability. The provisions of this Agreement are severable to the extent that any provision or application held to be invalid by a Court of competent jurisdiction shall not affect any other provision or application of this Agreement which may remain in effect without the invalid provision or application.

16.7 Entire Agreement; Interpretation; Parol Evidence. This Agreement represents the entire agreement of the parties with respect to its subject matter, and all previous agreements, whether oral or written, entered into prior to this Agreement are hereby revoked and superseded by this Agreement. No representations, warranties, inducements or oral agreements have been made by any of the parties except as expressly set forth herein, or in any other contemporaneous written agreement executed for the purposes of carrying out the provisions of this Agreement. This Agreement shall be construed and interpreted according to its plain meaning,

and no presumption shall be deemed to apply in favor of, or against the party drafting this Agreement. The parties acknowledge and agree that each has had the opportunity to seek and utilize legal counsel in the drafting of, review of, and entry into this Agreement.

16.8 Assignment; Delegation. No right or interest in this Agreement shall be assigned or delegated by Consultant without prior, written permission of the Town, signed by the Town Manager. Any attempted assignment or delegation by Consultant in violation of this provision shall be a breach of this Agreement by Consultant.

16.9 Subcontracts. No subcontract shall be entered into by the Consultant with any other party to furnish any of the material or services specified herein without the prior written approval of the Town. The Consultant is responsible for performance under this Agreement whether or not subcontractors are used. Failure to pay subcontractors in a timely manner pursuant to any subcontract shall be a material breach of this Agreement by Consultant.

16.10 Rights and Remedies. No provision in this Agreement shall be construed, expressly or by implication, as waiver by the Town of any existing or future right and/or remedy available by law in the event of any claim of default or breach of this Agreement. The failure of the Town to insist upon the strict performance of any term or condition of this Agreement or to exercise or delay the exercise of any right or remedy provided in this Agreement, or by law, or the Town's acceptance of and payment for services, shall not release the Consultant from any responsibilities or obligations imposed by this Agreement or by law, and shall not be deemed a waiver of any right of the Town to insist upon the strict performance of this Agreement.

16.11 Attorneys' Fees. In the event either party brings any action for any relief, declaratory or otherwise, arising out of this Agreement or on account of any breach or default hereof, the prevailing party shall be entitled to receive from the other party reasonable attorneys' fees and reasonable costs and expenses, determined by the court sitting without a jury, which shall be deemed to have accrued on the commencement of such action and shall be enforced whether or not such action is prosecuted through judgment.

16.12 Liens. All materials or services shall be free of all liens and, if the Town requests, a formal release of all liens shall be delivered to the Town.

16.13 Offset.

A. Offset for Damages. In addition to all other remedies at law or equity, the Town may offset from any money due to the Consultant any amounts Consultant owes to the Town for damages that have been reduced to a judgment resulting from breach or deficiencies in performance or breach of any obligation under this Agreement.

B. Offset for Delinquent Fees or Taxes. The Town may offset from any money due to the Consultant any amounts Consultant owes to the Town for delinquent fees, transaction privilege use taxes and property taxes, including any interest or penalties.

16.14 Notices and Requests. Any notice or other communication required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been

duly given if (A) delivered to the party at the address set forth below, (B) deposited in the U.S. Mail, registered or certified, return receipt requested, to the address set forth below or (C) given to a recognized and reputable overnight delivery service, to the address set forth below:

If to the Town: Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, Arizona 85253
Attn: Jill Keimach, Town Manager

With copy to: GUST ROSENFELD P.L.C.
One East Washington Street, Suite 1600
Phoenix, Arizona 85004-2553
Attn: Andrew J. McGuire

If to Consultant: JTKnapp Group LLC
7720 W. Bluefield Ave
Glendale, AZ 85308
Attn: Jeremy Knapp

or at such other address, and to the attention of such other person or officer, as any party may designate in writing by notice duly given pursuant to this subsection. Notices shall be deemed received (A) when delivered to the party, (B) three business days after being placed in the U.S. Mail, properly addressed, with sufficient postage or (C) the following business day after being given to a recognized overnight delivery service, with the person giving the notice paying all required charges and instructing the delivery service to deliver on the following business day. If a copy of a notice is also given to a party's counsel or other recipient, the provisions above governing the date on which a notice is deemed to have been received by a party shall mean and refer to the date on which the party, and not its counsel or other recipient to which a copy of the notice may be sent, is deemed to have received the notice.

16.15 Confidentiality of Records. The Consultant shall establish and maintain procedures and controls that are acceptable to the Town for the purpose of ensuring that information contained in its records or obtained from the Town or from others in carrying out its obligations under this Agreement shall not be used or disclosed by it, its agents, officers, or employees, except as required to perform Consultant's duties under this Agreement. Persons requesting such information should be referred to the Town. Consultant also agrees that any information pertaining to individual persons shall not be divulged other than to employees or officers of Consultant as needed for the performance of duties under this Agreement.

16.16 Records and Audit Rights. To ensure that the Consultant and its subcontractors are complying with the warranty under subsection 16.17 below, Consultant's and its subcontractor's books, records, correspondence, accounting procedures and practices, and any other supporting evidence relating to this Agreement, including the papers of any Consultant and its subcontractors' employees who perform any work or services pursuant to this Agreement (all of the foregoing hereinafter referred to as "Records"), shall be open to inspection and subject to audit and/or reproduction during normal working hours by the Town, to the extent necessary to adequately permit (A) evaluation and verification of any invoices, payments or claims based on

Consultant's and its subcontractors' actual costs (including direct and indirect costs and overhead allocations) incurred, or units expended directly in the performance of work under this Agreement and (B) evaluation of the Consultant's and its subcontractors' compliance with the Arizona employer sanctions laws referenced in subsection 16.17 below. To the extent necessary for the Town to audit Records as set forth in this subsection, Consultant and its subcontractors hereby waive any rights to keep such Records confidential. For the purpose of evaluating or verifying such actual or claimed costs or units expended, the Town shall have access to said Records, even if located at its subcontractors' facilities, from the effective date of this Agreement for the duration of the work and until three years after the date of final payment by the Town to Consultant pursuant to this Agreement. Consultant and its subcontractors shall provide the Town with adequate and appropriate workspace so that the Town can conduct audits in compliance with the provisions of this subsection. The Town shall give Consultant or its subcontractors reasonable advance notice of intended audits. Consultant shall require its subcontractors to comply with the provisions of this subsection by insertion of the requirements hereof in any subcontract pursuant to this Agreement.

16.17 E-verify Requirements. To the extent applicable under ARIZ. REV. STAT. § 41-4401, the Consultant and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees and their compliance with the E-verify requirements under ARIZ. REV. STAT. § 23-214(A). Consultant's or its subcontractor's failure to comply with such warranty shall be deemed a material breach of this Agreement and may result in the termination of this Agreement by the Town.

16.18 Israel. To the extent ARIZ. REV. STAT. § 35-393 through § 35-393.03 are applicable, the parties hereby certify that they are not currently engaged in, and agree for the duration of this Agreement to not engage in, a "boycott" of goods or services from Israel, as that term is defined in ARIZ. REV. STAT. § 35-393.

16.19 Conflicting Terms. In the event of any inconsistency, conflict or ambiguity among the terms of this Agreement, any amendments, the Scope of Work, any Town-approved Purchase Order, or the Fee Proposal, the documents shall govern in the order listed herein.

16.20 Time is of the Essence. The timely completion of the Services is of critical importance to the economic circumstances of the Town.

16.21 Meaning of Terms. References made in the singular shall include the plural and the masculine shall include the feminine or the neuter.

16.22 Non-Exclusive Contract. This Agreement is entered into with the understanding and agreement that it is for the sole convenience of the Town. The Town reserves the right to obtain like goods and services from another source when necessary.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first set forth above.

“Town”

TOWN OF PARADISE VALLEY,
an Arizona municipal corporation

Jill Keimach Town Manager

ATTEST:

Duncan Miller, Town Clerk

APPROVED AS TO FORM:

Andrew J. McGuire, Town Attorney
Gust Rosenfeld, PLC

“Consultant”

JTKnapp Group, LLC
a(n) Arizona Limited Liability Company

By: _____

Name: Jeremy Knapp

Title: President

EXHIBIT A
TO
PROFESSIONAL SERVICES AGREEMENT
BETWEEN
THE TOWN OF PARADISE VALLEY
AND
JTKNAPP GROUP, LLC

[Proposal]

See following page(s).

January 10th, 2023

Peggy A. Ferrin, CPPB
Procurement Coordinator
Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, AZ 85253

**RE: Town of Paradise Valley Capital Improvement Program
Contracted Project Management Proposal**

Dear Peggy,

I am very pleased to provide the following Statement of Qualifications and Scope of Work to provide CIP Project Management contracted labor for the Town of Paradise Valley. As you may be aware, I previously worked for the Town in several roles that uniquely qualify me to transition into this position quickly and efficiently. My local government practice includes a breadth of knowledge and experience spanning from Building Permit Technician, Planner, Zoning Administrator, Capital Projects Administrator, and Community Development Director.

EXPERIENCE:

Between September 2012 and July 2018, I served as the Town of Paradise Valley's Capital Project Administrator where I succeeded in reestablishing a structured Town Capital Improvement Plan, including a system for scoring and ranking projects. During that time the Town was focusing CIP funding to better understand and address town-wide and localized drainage issues. This led to my involvement in Flood Control District of Maricopa County (FCD) Committees and projects, securing FCD funding, updating the Town's Storm Drainage Design Manual, and completing drainage projects. Many projects I managed required coordination with internal and external customers such as utility companies, neighboring municipalities, state and federal agencies, and residents. Below is an abbreviated summary of relevant projects I managed while working for the Town. For a complete list of experience please see my attached resume.

Flood Control District Lower and Middle Indian Bend Wash Area Master Study/Plan

The Flood Control Districts Area Drainage Master Studies are regional drainage studies that analyze entire watersheds covering portions of Paradise Valley, Phoenix, and Scottsdale. The purpose of which was to investigate, identify and assess existing flooding problems. A comprehensive list of known flooding problems impacting the study area was produced through collection of past flooding information provided by the City of Phoenix and the Town of Paradise Valley, as well as review of previous drainage studies that have identified drainage issues. A comprehensive FLO-2D model was developed using the updated 2-foot contour mappings which allowed for hazard identification and preliminary design alternatives to address flooding problems.

As the Town's point of contact for these projects, my responsibilities included participating on the consultant selection committee as well as ensuring the FCD was aware of localized issues in Paradise Valley by including town departments (PW, PD, etc.) in the data collection phase. Additionally, I ensured Paradise Valley residents were able to participate in the study and provide their comments. Finally, I was responsible to report back to the Town Manager and Town Council regarding the status of the studies.

Storm Drainage Design Manual Update

In 2015 the Town Council held Community Conversations to better understand the issues and concerns of residents, as well as potential challenges associated with drainage within Paradise Valley. Recognizing a need to address these concerns and challenges, we began to study the Paradise Valley's watersheds and update the Town's Storm Drainage Design Manual (SDDM) which was previously adopted in 1987. The SDDM is a document utilized by Town staff to review and approve improvement plans and stormwater master plans on a day-to-day basis. It sets Town specific standards utilized by developers and builders to design, implement, and maintain drainage improvements on private property.

A first draft of the updated manual was produced in 2016 and a staff stormwater committee was formed which consisted of representatives from the Building Department, Planning Department, Code Enforcement, Engineering, Public Works, and the Town Manager. I was responsible to manage the committee which reviewed the document and provided comments. The revised document addressed many new regulations enacted since 1987 as well as some policy decisions which required council input. The new regulations included:

1. First flush requirements;
2. Stormwater quality during and after construction;
3. Updated rainfall data and engineering practices;
4. Incorporation of all aspects of stormwater management (floodplain management, erosion hazards, etc.);
5. Introduction of low impact development; and,
6. Specific guidance on drainage reports, plans, easements, etc.

Major policy decisions with Town Council were necessary regarding first flush requirements, flatland retention requirements for single family residences and non-residential development, hillside retention requirements, and low impact development incentives. Public outreach for the new draft was solicited specifically at the Town's development department counters, online, through e-mail blasts, in the newspaper, and on the Town's website. Additionally, a public meeting was hosted at Town Hall. In June of 2018 the new manual was unanimously adopted by Town Council.

McDonald Drive Wash Culvert Extension

The box culvert on McDonald Drive west of Marston Lane was constricting roadway width along McDonald Drive and did not accommodate a sidewalk and roadway lane without the use of a guardrail. Additionally, there was no access for the Public Works Department to inspect and clean the culvert underneath the roadway. The project extended the existing box culvert to accommodate the correct roadway width, a curb and gutter, and a new sidewalk with a vehicular rated guardrail. As PM I was responsible to oversee the design and construction of this project.

APS Undergrounding District 30

Since 1988 the Town had a long-standing history of working with Arizona Public Service (APS) to complete overhead to underground powerline conversions. The final undergrounding district was District 30. These projects had complicated funding sources that required resident contributions and this district in particular needed participation from the City of Scottsdale. This project had failed three times previously to reach the required resident contributions before I started working with the town. As the PM for this project, I was able to canvass the neighborhood and host public meetings to reach the required resident contribution necessary to fund the district as well as get the neighboring Scottsdale residents to participate.

After securing funding, I was responsible for overseeing the APS, CenturyLink and Cox design, put the project out to bid, select a contractor and manage construction and inspections with Town and City of Scottsdale building and right-of-way inspectors. These types of projects require careful coordination with residents as electrical and cable upgrades are necessary on every single property within the district.

56th Street Roadway Improvements

Required to be reconstructed by a Development Agreement with a neighboring resort, 56th Street, between Lincoln Drive and McDonald Drive was a landing strip like section of roadway lined by no-parking signs and large dirt shoulders without landscaping. Additionally, the roadway conveyed water from south to north along the shoulders depositing silt on neighboring properties. As the project manager, I oversaw the selection of the design firm, navigated through design alternatives, confirmed design compliance with the Development Agreement, and ensured drainage patterns were improved through the project site. The final design included a pedestrian node, unique signage, a meandering roadway alignment, a sidewalk and detached path, solar lighting, paver entrance, traffic signal improvements, and native landscaping. The construction was delivered through Construction Manager at Risk.

This project received several awards including:

- APWA National Transportation Project of the Year > \$5M
- APWA Arizona State Transportation Project of the Year > \$5M
- Arizona Forward Crescordia Award for Healthy Communities Multimodal Category
- Arizona Chapter Associated General Contractors Build Arizona Award

Police Communications Tower

For decades the Town's first responders utilized a solar and battery powered radio tower for communications within the town. This presented many unique challenges such as hiking to equipment to service it and loss of communications with no backup. In 2013 the Town began working on identifying a permanent solution that necessitated identifying an ideal location for coverage and subsequently securing the necessary hillside property to construct a site. The project required joining and coordinating with the Regional Wireless Cooperative to provide townwide radio coverage. The new site had to be developed to their specifications as well as the City of Phoenix and City of Scottsdale, who would both be utilizing the site.

One of the more challenging aspects of this project required acquiring an easement on private property on the hillside of Silver Mountain. Additionally, the design of the structure had to suit the needs of the radio equipment but also look like a guest house of the home that was approved for construction on the same site. The property had significant slopes so managing drainage around the structure onto the neighboring roadway were imperative. In 2017 the Town dedicated the new building allowing for more consistent first responder communication within the extreme topography of the town.

SCOPE OF WORK:

It is my understanding the Town is considering contractor labor for Project Management related to the Town's Capital Improvement Program (CIP). The Town expects the selected Project Manager (PM) in the office on Tuesdays and Thursdays. Hours may vary between zero and thirty hours a week, depending on the number of active projects and workload and the schedule determined by the Department Director. The following scope of work is typical of a CIP PM. Additional scope items can be provided as requested by the Town.

- Management of capital projects during design and construction phases through various delivery methods, as determined by the Town.
- Management of the procurement process for both design professionals and contractors in accordance with Town policies and State Statutes.
- Perform cost analysis, funding verification, accounting tasks, and budget impact information for projects in the Capital Improvement Plan.
- Meet with departmental staff to determine project intent and scope of work.
- Establish preliminary project design requirements and coordinate preparation of preliminary cost estimates.

- Complete the annual preparation and programming of the Town's five-year Capital Improvement Program including scoring and ranking projects, budgeting, and presenting the plan to Town Council.
- Review and analyze project plans to determine conformance with Town requirements.
- Manage project teams composed of town representatives and consultants, resolving any design issues.
- Work with both internal and external project stakeholders, including Town residents.

COMPENSATION:

The above-mentioned scope of work will be provided on an hourly basis at a rate of \$150.00 per hour.

I am grateful for this opportunity and look forward to working with the Town of Paradise Valley. If you have any questions or require any further explanation of any items in this proposal or my qualifications, don't hesitate to contact me.

Sincerely,

JTKnapp Group, LLC



Jeremy Knapp
President

Attachment:

Jeremy Knapp Resume

JEREMY KNAPP, AICP

COMMUNITY DEVELOPMENT CONSULTANT

CONTACT



(602) 505-3992



Jeremy.Knapp@
JTKnappGroup.com



7720 W Bluefield Ave
Glendale, AZ 85308



Linkedin.com/
jeremyknapp

EDUCATION

Bachelor of Science / Regional Development Minor / Business Management

University of Arizona
2003 - 2007

PROJECT AWARDS

APWA National
Transportation Project of
the Year - Less than \$5M

APWA State Transportation
Project of the Year - Less
than \$5M

Arizona Forward
Crescordia Award for
Healthy Communities
Multimodal Category

Arizona Chapter
Associated General
Contractors Build Arizona
Award

OBJECTIVE

Highly motivated diplomatic professional with a proven track record of successfully motivating and empowering staff as well as managing complex award-winning projects with extensive experience in City Planning and Zoning and project management who is seeking clients who will allow me to apply my skills with a commitment to building sound relationships with internal and external colleagues, elected officials, and the public.

PROFESSIONAL EXPERIENCE

President

JTKnapp Group LLC / November 2021 - Present

- Provide comprehensive planning consulting services to public and private clients ranging from entitlements, construction documents, through construction
- Provide land planning project management for single family, multifamily, and commercial projects
- Community Development Department operations analysis and improvement implementation
- General Plan updates
- Manage all aspects of business operation including business development and business administration

Community Development Director

Town of Paradise Valley, Arizona / July 2018 - July 2020

- Responsible for the management of three Divisions including Engineering, Planning, and Building Safety
- Identify and implement departmental goals and policies consistent with Town Council directives
- Hire, motivate, and evaluate performance of five direct reports and 17 total employees
- Develop and program a \$19M annual department and CIP budget
- Management of the entitlements of major commercial projects
- Selected by Mayor to serve on a cell phone task force to work with providers in identifying town process improvements
- Oversee the procurement of departments goods and services

JEREMY KNAPP, AICP

COMMUNITY DEVELOPMENT CONSULTANT

SKILLS

Microsoft Office Suite
ArcGIS
SketchUP
Adobe Acrobat
PlanIT CIP Software
Permits Plus
Accela

AFFILIATIONS

**American Institute of
Certified Planners**

**American Planning
Association Arizona
Chapter**

**American Public Works
Association**

**MAG Transportation
Safety Committee and
Transit Committee
(during tenure with PV)**

REFERENCES

Mr. James P. Shano, P.E.
Deputy City Manager
Buckeye, Arizona
jshano@buckeyeaz.gov
(623) 695-6986

Jill Keimach
Town Manager
Town of Paradise Valley
jkeimach@paradisvalleyaz.gov
(480) 348-3533

Mr. Michael Boule
Director of Water Resources
Surprise, Arizona
Michael.boule@surpriseaz.gov
(623) 670-0281

PROFESSIONAL EXPERIENCE (CONTINUED)

Engineering Services Analyst

Town of Paradise Valley, Arizona / September 2012 – July 2018

- Capital Improvement Plan Programming and Budgeting
- Capital Project Management with Diverse Project Delivery Experience
- Procure professional architectural and engineering design services in accordance with state statutes and Town Procurement Policies
- Contract administration for construction services
- Write and advertise RFQ's/RFP's, bid packages, and specifications for both design and construction services
- Preparation and presentation of project related material to Town Council, Commission/Boards, and public
- Successful grant application writing
- Regulatory Compliance and Permitting Implement Town's Small MS4 Permit and complete annual reporting process
- Update the Town's Storm Drainage Design Manual and Stormwater policies

Zoning Administrator

City of Kirkwood, Missouri / July 2008 – September 2012

- Staff liaison for the City Council and Planning Commission
- Procure and manage a consultant in the writing, public input gathering, and implementation of policies for city wide Architectural Review Guidelines for single-family residences
- Manage a comprehensive update of the Zoning Code, including writing the text and hosting stakeholder meetings, public open houses, City Council work sessions and Public Hearings
- Update policies, procedures and application forms for the Building and Engineering Departments to streamline development review process and subsequent training of applicable staff
- Technical plan review and inspections of commercial and residential construction projects

Associate Planner

Willdan Engineering, Tucson, Arizona / June 2006 – July 2008

- Host and present Public Hearings for Zoning Code and General Plan Updates to various City Councils including Nogales Arizona, Winkelman Arizona and Patagonia Arizona
- Prepare and facilitate public workshops and meetings
- Research, write and implement General Plans in accordance with State Statutes
- Research, write and format Zoning Codes



Action Report

File #: 23-019

AGENDA TITLE:
Consideration of Requests for Future Agenda Items

RECOMMENDATION:
Review the current list of pending agenda topics.

TOWN *Of* **PARADISE VALLEY**



STAFF REPORT

TO: Mayor Bien-Willner and Town Council Members

FROM: Jill B. Keimach, Town Manager

DEPARTMENT: Town Manager

AGENDA TITLE:
Consideration of Requests for Future Agenda Items

RECOMMENDATION:
Review the current list of pending agenda topics

SUMMARY STATEMENT:
Attached is the most recent Town Council Study Session Topic Schedule. Pursuant to the Council's Rules and Procedures, as adopted by Resolution Number 2022-22, any member of the Council may move to have the Town Manager add an item to a future agenda. Upon approval of four Council Members, which may include the Mayor, list of future agenda items and scheduled by the Town Manager as a future agenda item within sixty days, or longer with Council approval.

Discussion on the motion to add an item to a future agenda shall be limited to the propriety of placing the item on an agenda and shall not include discussion on the merits of the topic itself.

ATTACHMENT(S):

- A. Staff Report
- B. Agenda topics list

TOWN COUNCIL STUDY SESSION TOPIC SCHEDULE
January 20, 2023

02/09	02/23	03/09	03/23
3 PM EXECUTIVE SESSION 4 PM STUDY SESSION <ul style="list-style-type: none"> Andaz – SUP/Rezone/Lot Combo PRESENTATION <ul style="list-style-type: none"> Teen Dating Violence Proclamation Historical Advisory Committee Report CONSENT PUBLIC HEARING <ul style="list-style-type: none"> Andaz – SUP/Rezone/Lot Combo ACTION ITEMS <ul style="list-style-type: none"> AT&T 911 Public Safety Software (Tyler) 	3 PM EXECUTIVE SESSION 4 PM STUDY SESSION <ul style="list-style-type: none"> 2023 Student Art Exhibit Mockingbird Ln Improvement PRESENTATION <ul style="list-style-type: none"> Annual Committee Reports (TBD) CONSENT PUBLIC HEARING ACTION ITEMS	3 PM EXECUTIVE SESSION 4 PM STUDY SESSION <ul style="list-style-type: none"> PWSF Ordinance PRESENTATION CONSENT <ul style="list-style-type: none"> IGA with Maricopa County Emergency Management – Emergency Operations Management and Disaster Services PUBLIC HEARING ACTION ITEMS <ul style="list-style-type: none"> Committee Appointments 	3 PM EXECUTIVE SESSION 4 PM STUDY SESSION <ul style="list-style-type: none"> PWSF Ordinance Master Fee Schedule Update Community Services Funding Direction PRESENTATION CONSENT PUBLIC HEARING ACTION ITEMS <ul style="list-style-type: none"> PWFS Ordinance

04/13	04/27	05/11	05/25
3 PM EXECUTIVE SESSION 4 PM STUDY SESSION <ul style="list-style-type: none"> Budget: Overview and Outlook PRESENTATION CONSENT PUBLIC HEARING ACTION ITEMS	3 PM EXECUTIVE SESSION 4 PM STUDY SESSION <ul style="list-style-type: none"> Budget: Department Presentations & CIP PRESENTATION CONSENT PUBLIC HEARING ACTION ITEMS	3 PM EXECUTIVE SESSION 4 PM STUDY SESSION PRESENTATION CONSENT PUBLIC HEARING ACTION ITEMS <ul style="list-style-type: none"> Adoption of FY 2024 Tentative Budget 	3 PM EXECUTIVE SESSION 4 PM STUDY SESSION PRESENTATION CONSENT <ul style="list-style-type: none"> Adopt Pension Fund Policy FY 2024 Designate CFO as Filing Agent for AELR PUBLIC HEARING <ul style="list-style-type: none"> Adoption of FY 2024 Final Budget ACTION ITEMS <ul style="list-style-type: none"> Adopt User Fees

Items to be scheduled* <ol style="list-style-type: none"> SUP Guidelines (Community Development) Crown Castle Agreement (Attorney) General Code Cleanup (Community Development) PV Doubletree Resort Lot Combo (Community Development) 	<ol style="list-style-type: none"> Council Minutes Policy (Town Clerk) Parking in the Right of Way (Pad Treatments) Voluntary Water Conservation Outreach and Education Fire Replacement Vehicle per Phoenix Contract
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*Numbering does not reflect priority or order in which items will be scheduled