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Town of Paradise Valley  
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Paradise Valley, AZ 85253  
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OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
20120521276,06/15/2012 12:00  
ELECTRONIC RECORDING  
ORDINANCE649-49-1-1--,N

**CAPTION HEADING:**

**ORDINANCE NUMBER 649**

**DO NOT REMOVE**

**THIS IS PART OF THE OFFICIAL DOCUMENT.**

**ORDINANCE NUMBER 649**

**AN ORDINANCE OF THE TOWN OF PARADISE VALLEY, ARIZONA, APPROVING AN INTERMEDIATE AMENDMENT TO AMEND THE SPECIAL USE PERMIT FOR CAMELBACK GOLF CLUB AND MERRILL CANTATIERRA, 7847 NORTH MOCKINGBIRD LANE AND 6330 EAST MOCKINGBIRD LANE, PROVIDING FOR THE RENOVATION OF THE EXISTING INDIAN BEND GOLF COURSE WHICH INCLUDE, BUT ARE NOT LIMITED TO: MODIFIED GRADING AND DRAINAGE, CONTOURING, ALTERNATE TEE BOX LOCATIONS, RESTRUCTURING OF INDIVIDUAL HOLES, NEW AND RECONFIGURED GOLF CART PATHS, NEW SAND TRAPS, NEW BERMS, MODIFIED WATER FEATURES, RECONFIGURED WATER OBSTACLES, BRIDGES, SIGNS, SITE WALLS, SCREEN WALLS, NEW LANDSCAPING AND NEW VEGETATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Town of Paradise Valley Planning Commission held a public hearing on May 15, 2012, in the manner prescribed by law, for the purpose of considering an Intermediate Amendment to the Special Use Permit for Camelback Golf Course, and recommended approval to the Town Council; and

WHEREAS, the Town of Paradise Valley Town Council held a public hearing on June 7, 2012, in the manner prescribed by law, to hear and to take action on the Intermediate Amendment to the Special use Permit for the Camelback Golf Club, as recommended by the Planning Commission.

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

**SECTION I. In General**

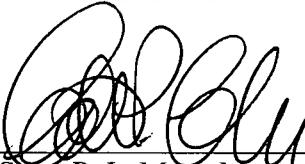
1. The Special Use Permit for the Camelback Golf Club Resort is on the land legally described in Exhibit A, attached hereto (Assessors Parcel Numbers 168-26-001C, 168-25-001D, 168-25 - 001E, 168-35-001D, 168-36-001-V, 168-36-001U, 168-37-001G, 168-40-001A, 168-40-001C, 168-41-002L, 168-41-002J, 168-41-002K, 168-40-001C, 168-60-053, 174-32-054, 174-36-188A, 174-36-002Y, 174-26-147).
2. The Special Use Permit for the Property is hereby amended to permit alternate tee box locations, restructuring of individual holes, new and reconfigured golf cart paths, new sand traps, new berms and reconfigured water obstacles, subject to the stipulations set forth in Exhibit "B", attached hereto.

3. This Intermediate Amendment to the Special Use Permit for Camelback Golf Club is approved in accordance with Section 1102.7 of the Zoning Ordinance.

SECTION 2. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 3. Effective Date. This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Paradise Valley, Arizona, this 7<sup>th</sup> day of June, 2012.

  
\_\_\_\_\_  
Scott P. LeMarr, Mayor

SIGNED AND ATTESTED TO THIS 8 DAY OF June 2012

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Andrew M. Miller, Town Attorney

ATTEST:

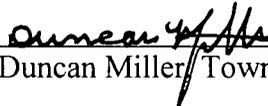
  
\_\_\_\_\_  
Duncan Miller, Town Clerk



Exhibit A

Legal Description

EXHIBIT "A"

A part of the East half of Section 33, Township 3 North, Range 4 East of The Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the East quarter corner of Section 33;

THENCE North 87 degrees 57 minutes 16 seconds West along the East/West centerline of said section, 33.02 feet to a point on the west right-of-way line of Invergordon Road;

THENCE North 00 degrees 09 minutes 55 seconds East, along said right-of-way line 469.10 feet to the TRUE POINT OF BEGINNING;

THENCE North 58 degrees 39 minutes 29 seconds West, 1471.48 feet;

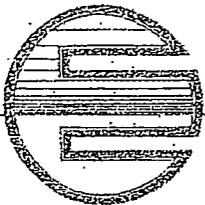
THENCE North 00 degrees 29 minutes 58 seconds West, 132.24 feet;

THENCE South 87 degrees 55 minutes 11 seconds East, 1254.19 feet to a point on the west right-of-way of Invergordon Road;

THENCE South 00 degrees 09 minutes 55 seconds West along said right-of-way line, 580.00 feet;

THENCE South 87 degrees 55 minutes 11 seconds East, 7.00 feet to a point on the west right-of-way line of Invergordon Road,

THENCE South 00 degrees 09 minutes 55 seconds West, 271.84 feet to the TRUE POINT OF BEGINNING



Erie & Associates, Inc.

CONSULTING ENGINEERS

LEN ERIE, P.E.

3120 N. 24th St. / Phoenix, Arizona 85016

(602) 954-6399 / FAX (602) 954-6601



March 22, 2012

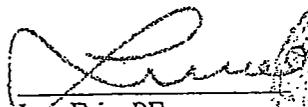
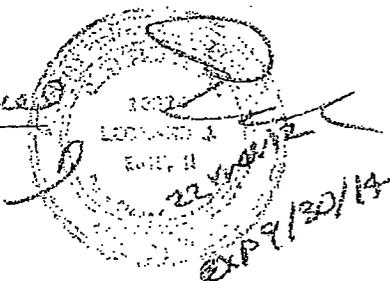
Mr. Rob Bartley  
Director of Golf  
Camelback Golf Club  
7847 N Mockingbird Lane  
Scottsdale, AZ 85253  
Via E-Mail: Rob.Bartley@marriott.com

Re: Camelback Golf Course / Paradise Valley Area  
EA #2104.10

Rob:

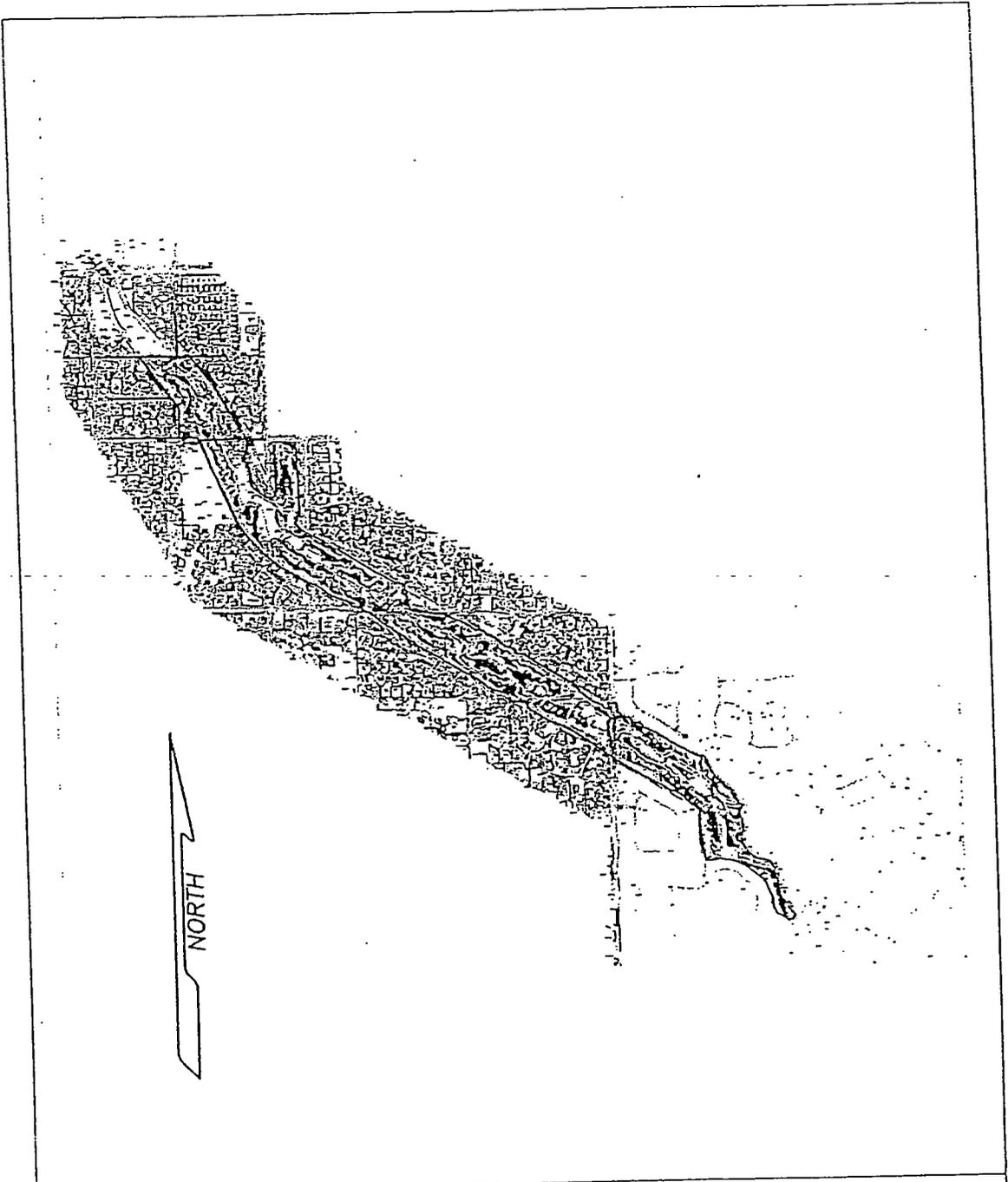
Per your request, we calculated the area in the Town of Paradise Valley, which is being rebuilt for the new course improvements. The gross area is 166.9 acres more or less, including existing easements on adjacent lots and road right-of-way for Invergordon Road and Doubletree Ranch Road. A drawing showing the area included is attached. The area goes to the edge of the contouring near the existing back walls of the adjacent lots.

Feel free to contact me should you wish to discuss this further.

  
Len Erie, PE  


Cc:

David Robinson / Marriott Golf – david.robinson@marriottgolf.com  
Noel Griemsmann / Snell & Wilmer – ngriemsmann@swlaw.com



JOB NO. 2104.01  
DATE: 03/21/2011  
SCALE: 1"=2000'



ERIE AND ASSOCIATES, INC.  
3120 N. 24th St  
PHOENIX, ARIZONA 85016  
PH: (602) 954-6399

CAMELBACK GOLF CLUB  
GRADING LIMITS

EXHIBIT "A"

PARCEL NO. 1:

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

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 34;

THENCE, NORTH 89°45'30" WEST 1414.01 FEET ALONG THE SOUTH LINE OF SAID SECTION 31;

THENCE LEAVING THE SOUTH LINE OF SAID SECTION 34, THE FOLLOWING COURSES;

NORTH 194.04 FEET;

NORTH 24°30'27" WEST 373.66 FEET;

SOUTH 69°40'37" WEST 287.92 FEET;

SOUTH 89°33'59" WEST 510.02 FEET;

SOUTH 140.00 FEET;

WEST 351.25 FEET TO A CURVE NORTHWESTERLY HAVING A RADIUS OF 855.70 FEET, A CENTRAL ANGLE OF 31°16'42", AND AN ARC LENGTH OF 467.14 FEET, AND WHOSE RADIUS POINT LIES SOUTH 55°34'36" WEST;

THENCE, NORTHWESTERLY ALONG SAID CURVE 467.14 FEET;

THENCE, NORTH 33°31'28" EAST 95.96 FEET;

THENCE, NORTH 15°58'32" EAST 285.58 FEET;

THENCE, NORTH 26°07'52" WEST 295.17 FEET;

THENCE, NORTH 45°00'00" WEST 332.34 FEET;

THENCE, NORTH 75°19'25" WEST 217.08 FEET;

THENCE, WEST 467.66 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE, NORTH 00°02'30" WEST 1149.68 FEET ALONG WEST LINE OF THE NORTHEAST QUARTER SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE, NORTH 00°00'30" WEST 305.31 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34;

THENCE, NORTH 89°59'30" EAST 75.00 FEET;

THENCE, NORTH 47°07'56" EAST 257.24 FEET;

THENCE, EAST 125.00 FEET;

THENCE, SOUTH 65°04'17" EAST 782.94 FEET;

THENCE, NORTH 26°22'46" EAST 121.54 FEET;

THENCE, EAST 215.00 FEET;

THENCE, NORTH 62°06'20" EAST 1007.00 FEET;

THENCE, NORTH 80°43'39" EAST 248.24 FEET;

THENCE, SOUTH 81°04'34" EAST 612.41 FEET;

THENCE, SOUTH 48°45'48" EAST 264.32 FEET;

THENCE, SOUTH 56°58'35" EAST 645.52 FEET;

THENCE, EAST 120.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 34;

THENCE, SOUTH 2801.27 FEET ALONG THE EAST LINE OF SAID SECTION 34 TO THE POINT OF BEGINNING;

EXCEPT THE EAST 40 FEET; AND

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE NORTHWEST CORNER OF CAMELBACK COUNTRY CLUB ESTATES TWO, A SUBDIVISION RECORDED IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, IN BOOK 139 OF MAPS AT PAGE 34 THEREOF;

THENCE, NORTH 00°02'30" WEST 265.00 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE, EAST 380.00 FEET;

THENCE, SOUTH 34°09'28" WEST 320.00 FEET;

THENCE, WEST 200.00 FEET ALONG THE NORTH LINE OF SAID CAMELBACK COUNTRY CLUB ESTATES TWO TO THE TRUE POINT OF BEGINNING; AND

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE MOST SOUTHERLY AND EASTERLY POINT OF CAMELBACK COUNTRY CLUB ESTATES TWO AMENDED, A SUBDIVISION RECORDED ON THE 28TH DAY JULY 1971, IN BOOK 140 OF MAPS, PAGE 3, RECORDS OF MARICOPA COUNTY, ARIZONA WHICH ALSO THE MOST SOUTHERLY AND EASTERLY POINT OF LOT 70, OF SAID CAMELBACK COUNTRY CLUB ESTATES TWO AMENDED AND WHICH LIES ON THE NORTHEAST BOUNDARY OF CAMELBACK COUNTRY CLUB ESTATES, A SUBDIVISION RECORDED ON THE 9TH DAY OF JULY 1971 IN BOOK 139 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE, NORTH 15°38'32" EAST 249.52 FEET ALONG THE EAST BOUNDARY OF SAID CAMELBACK COUNTRY CLUB ESTATES TWO AMENDED AND LOT 70 THEREOF;

THENCE LEAVING THE BOUNDARY OF SAID CAMELBACK COUNTRY CLUB ESTATE AMENDED AND SAID LOT 70, SOUTH 50°31'00" EAST 277.30 FEET;

THENCE, SOUTH 42°22'00" WEST 238.64 FEET TO A POINT ON A CURVE WHICH IS ON THE EAST BOUNDARY OF SAID CAMELBACK COUNTRY CLUB ESTATES AND WHOSE RADIUS POINT BEARS SOUTH

48°31'28" WEST 855.70 FEET AND WHOSE CENTRAL ANGLE IS 11°02'53";

THENCE, NORTHWESTERLY ALONG ACID CURVE, WHICH IS THE EAST BOUNDARY OF SAID CAMELBACK COUNTRY CLUB ESTATES, A DISTANCE OF 165.00 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPT ANY PORTION LYING WITHIN CAMELBACK COUNTRY CLUB ESTATES TWO RECORDED AS BOOK 139 OF MAPS, PAGE 34 AND CAMELBACK COUNTRY CLUB ESTATES TWO AMENDED RECORDED AS BOOK 140, PAGE 3 AND IRONWOOD AT CAMELBACK COUNTRY CLUB RECORDED AS BOOK 362 OF MAPS, PAGE 46 AND FOLKMAN RANCH ESTATES RECORDED AS BOOK 300 OF MAPS PAGE 17, AND CAMELBACK COUNTRY CLUB ESTATES RECORDED AS BOOK 158 OF MAPS, PAGE 29 AND CAMELBACK COUNTRY ESTATES THREE, RECORDED AS BOOK 158 OF MAPS, PAGE 28.

PARCEL NO. 2:

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

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 34;

THENCE, SOUTH 89°45'30" EAST 359.7 FEET ALONG THE SOUTH LINE OF SECTION 34;

THENCE, NORTH 427 FEET;

THENCE, SOUTH 89°33'59" WEST 65 FEET;

THENCE, SOUTH 140.09 FEET;

THENCE, WEST 351.25 FEET;

THENCE, SOUTH 55°34'36" WEST 30 FEET TO A CURVE CONCAVE SOUTHWEST WITH A RADIUS OF 470 FEET AND A CENTRAL ANGLE OF 34°42'35" WHOSE RADIUS BEARS SOUTH 55°34'36" WEST;

THENCE, SOUTHEASTERLY ALONG SAID CURVE 284.73 FEET TO THE SOUTH QUARTER CORNER TO THE POINT OF BEGINNING;

EXCEPT ANY PART LYING WITHIN 68TH STREET OR NORTHERN AVENUE AS SHOWN ON MAP 158, PAGE 28.

PARCEL NO. 3:

A PORTION OF THE NORTH HALF OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33 FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 33 BEARS SOUTH 00°09'50" WEST A DISTANCE OF 2642.66 FEET;

THENCE, SOUTH 00°09'50" WEST A DISTANCE OF 1321.33 FEET TO A POINT FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 33 BEARS SOUTH 00°09'50" WEST A DISTANCE OF 1321.33 FEET;

THENCE, NORTH 87°55'27" WEST A DISTANCE OF 398.87 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 87°55'27" WEST A DISTANCE OF 894.92 FEET TO A POINT, SAID POINT BEING THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION 33;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF

SAID SECTION 33, NORTH 87°56'00" WEST A DISTANCE OF 290.89 FEET;

THENCE, NORTH 27°56'00" WEST A DISTANCE OF 384.90 FEET TO A POINT;

THENCE, NORTH 64°57'32" WEST A DISTANCE OF 514.30 FEET;

THENCE, NORTH 58°38'38" WEST A DISTANCE OF 1529.18 FEET TO A POINT;

THENCE, NORTH 07°54'12" WEST TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DOUBLETREE RANCH ROAD, A DISTANCE OF 55.63 FEET;

THENCE ALONG SAID RIGHT OF WAY LINE NORTH 82°05'48" EAST A DISTANCE OF 177.04 FEET TO THE POINT OF CURVE OF A 779.02 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20°00'00";

THENCE ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 271.93 FEET TO THE POINT OF TANGENT OF SAID CURVE;

THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 77°54'12" EAST A DISTANCE OF 388.70 FEET TO THE POINT OF CURVE OF A 1186.28 FOOT RADIUS CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°00'05";

THENCE ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 207.07 FEET TO THE POINT OF TANGENT OF SAID CURVE;

THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 87°54'17" EAST A DISTANCE OF 162.58 FEET TO A POINT;

THENCE, SOUTH 13°38'38" EAST A DISTANCE OF 197.99 FEET TO A POINT;

THENCE, SOUTH 58°38'38" EAST A DISTANCE OF 2230.32 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 4:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29 AND THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 28 BEARS SOUTH 87°54'12" EAST A DISTANCE OF 2620.40 FEET;

THENCE, SOUTH 87°54'12" EAST A DISTANCE OF 1310.30 FEET TO A POINT FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 28 BEARS SOUTH 87°54'12" EAST A DISTANCE OF 1310.10 FEET;

THENCE, NORTH 00°01'46" EAST A DISTANCE OF 40.52 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF DOUBLETREE RANCH ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°01'46" EAST A DISTANCE OF 159.18 FEET TO A POINT;

THENCE, NORTH 58°38'38" WEST A DISTANCE OF 1088.39 FEET TO A POINT;

THENCE ALONG THE ARC OF A 2005.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE AND 884.88 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 25°17'13" AND A LONG CHORD WHICH BEARS NORTH 46°00'01" WEST A DISTANCE OF 877.72 FEET, TO A POINT;

THENCE, NORTH 89°28'10" WEST A DISTANCE OF 18.04 FEET TO A POINT FROM WHICH THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST

QUARTER OF SAID SECTION 29 BEARS NORTH 89°28'10" EAST A DISTANCE OF 384.83 FEET;

THENCE ALONG THE ARC OF A 2020.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 316.50 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 8°58'38" AND A LONG CHORD WHICH BEARS NORTH 28°34'59" WEST A DISTANCE OF 316.18 FEET, TO A POINT;

THENCE, NORTH 24°05'40" WEST A DISTANCE OF 614.14 FEET TO A POINT;

THENCE, NORTH 20°38'59" WEST A DISTANCE OF 524.40 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29;

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 SOUTH 89°35'20" EAST A DISTANCE OF 564.32 FEET TO A POINT FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 29 BEARS SOUTH 89°35'20" EAST A DISTANCE OF 292.83 FEET;

THENCE, SOUTH 00°24'40" WEST A DISTANCE OF 240.00 FEET TO A POINT;

THENCE, SOUTH 24°05'40" EAST A DISTANCE OF 160.32 FEET TO A POINT;

THENCE, SOUTH 51°27'49" EAST A DISTANCE OF 292.67 FEET TO A POINT FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 29 BEARS NORTH 00°00'59" EAST A DISTANCE 566.58 FEET;

THENCE, SOUTH 24°05'40" EAST A DISTANCE OF 264.91 FEET TO A POINT;

THENCE ALONG THE ARC OF A 1440.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 95.31 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 3°47'32" AND A LONG CHORD WHICH BEARS SOUTH 25°59'26" EAST A DISTANCE OF 95.29 FEET, TO A POINT;

THENCE, NORTH 62°06'48" EAST A DISTANCE OF 158.42 FEET TO A POINT;

THENCE, NORTH 00°00'59" EAST A DISTANCE OF 759.42 FEET TO A POINT;

THENCE, NORTH 87°55'18" WEST A DISTANCE OF 262.12 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE 56TH STREET;

THENCE ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 20.94 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 60°00'00" AND A LONG CHORD WHICH BEARS NORTH 62°04'42" EAST A DISTANCE OF 20.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MOUNTAIN VIEW ROAD;

THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 87°55'18" EAST A DISTANCE OF 319.05 FEET TO A POINT;

THENCE, SOUTH 00°00'20" WEST A DISTANCE OF 1394.59 FEET TO A POINT;

THENCE, NORTH 83°12'57" EAST A DISTANCE OF 258.98 FEET TO A POINT;

THENCE, NORTH 25°45'01" EAST A DISTANCE OF 59.64 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF 57TH STREET;

THENCE ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 4.40 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 5°02'33" AND A LONG CHORD WHICH BEARS SOUTH 52°49'56" EAST A DISTANCE OF 4.40 FEET, TO A POINT FROM WHICH THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28 BEARS NORTH 11°22'29" EAST A DISTANCE OF 17.37 FEET;

THENCE, SOUTH 11°22'29" WEST A DISTANCE OF 260.50 FEET TO A POINT;

THENCE, SOUTH 87°54'56" EAST A DISTANCE OF 300.00 FEET TO A POINT;

THENCE, NORTH 47°05'09" EAST A DISTANCE OF 90.00 FEET TO A POINT;

THENCE, SOUTH 58°38'38" EAST A DISTANCE OF 80.00 FEET TO A POINT;

THENCE, SOUTH 21°21'22" WEST A DISTANCE OF 85.00 FEET TO A POINT;

THENCE, SOUTH 28°38'38" EAST A DISTANCE OF 210.00 FEET TO A POINT;

THENCE, SOUTH 58°38'38" EAST TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF DOUBLETREE RANCH ROAD, A DISTANCE OF 1495.00 FEET;

THENCE ALONG SAID RIGHT OF WAY LINE NORTH 77°54'12" WEST A DISTANCE OF 233.81 FEET TO THE POINT OF CURVE OF A 859.02 FOOT RADIUS CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 20°00'00";

THENCE ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 299.85 FEET TO THE POINT OF TANGENT OF SAID CURVE;

THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 82°05'48" WEST A DISTANCE OF 388.76 FEET TO A POINT;

THENCE ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF A 1106.28 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 160.08 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 8°17'28" AND A LONG CHORD WHICH BEARS SOUTH 86°14'32" WEST A DISTANCE OF 159.95 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 5:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN AND DESIGNED AS TRACTS "F" AND "W" ON THE PLAT OF SINGLETREE RANCH UNIT THREE, RECORDED IN BOOK 203, PAGE 32 OF MAPS AND AN AFFIDAVIT OF CORRECTION RECORDED IN DOCKET 14875, PAGE 1350 ON DECEMBER 5, 1980, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 29 FROM WHICH THE CENTER EAST SIXTEENTH CORNER OF SAID SECTION 29 BEARS NORTH 89°35'20" WEST;

THENCE, NORTH 89°35'20" WEST A DISTANCE OF 292.83 FEET TO A POINT;

THENCE, NORTH 24°05'40" WEST A DISTANCE OF 43.96 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MOUNTAIN VIEW ROAD AND THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT OF WAY LINE NORTH 89°35'20" WEST TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 1001.87 FEET;

THENCE, NORTH 00°08'17" WEST A DISTANCE OF 1282.05 FEET TO THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION 29;

THENCE, SOUTH 89°43'46" EAST A DISTANCE OF 210.58 FEET TO A POINT;

THENCE, SOUTH 36°25'37" EAST A DISTANCE OF 638.46 FEET TO THE POINT OF CURVE OF A 2725.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12°19'37";

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 586.54 FEET TO THE POINT OF TANGENT OF SAID CURVE;

THENCE, SOUTH 24°05'40" EAST A DISTANCE OF 294.55 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF TRACT "W" OF SINGLETREE RANCH UNIT THREE, A PLANNED AREA DEVELOPMENT OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS RECORDED IN BOOK 203, PAGE 32 OF MARICOPA COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 29 FROM WHICH THE CENTER EAST SIXTEENTH CORNER OF SAID SECTION 29 BEARS NORTH 89°41'28" WEST;

THENCE, NORTH 89°41'28" WEST A DISTANCE OF 554.12 FEET;

THENCE, NORTH 00°18'32" EAST A DISTANCE OF 542.44 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, NORTH 36°56'32" WEST, A DISTANCE OF 252.17 FEET TO A POINT ON A CURVE HAVING A CENTRAL ANGLE OF 01°28'40" AND WHOSE RADIUS POINT BEARS SOUTH 54°56'55" WEST, A DISTANCE OF 2,705.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 69.77 FEET TO THE POINT OF TANGENCY OF SAID CURVE;

THENCE, NORTH 36°31'45" WEST, A DISTANCE OF 403.37 FEET;

THENCE, NORTH 89°49'54" WEST A DISTANCE OF 185.64 FEET;

THENCE, NORTH 36°31'45" WEST, A DISTANCE OF 250.00 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29;

THENCE, SOUTH 89°49'54" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 210.58 FEET;

THENCE, SOUTH 36°31'45" EAST, A DISTANCE OF 633.46 FEET TO THE POINT OF CURVATURE OF A CURVE HAVING A CENTRAL ANGLE OF 06°47'04" AND WHOSE RADIUS POINT BEARS SOUTH 53°28'15" WEST A DISTANCE OF 2,725.00 FEET;

THENCE, ALONG THE ARC OF SAID CURVE A DISTANCE OF 322.67 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 6:

AN EASEMENT FOR GOLF COURSE PURPOSES OVER A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN AND DESIGNATED AS TRACT "G" ON THE PLAT OF CAMELBACK COUNTRY CLUB VILLAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 29;

THENCE, NORTH 89°35'20" WEST A DISTANCE OF 1312.61 FEET TO THE CENTER EAST SIXTEENTH CORNER OF SAID SECTION 29;

THENCE, NORTH 00°08'17" WEST A DISTANCE OF 661.02 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, NORTH 89°39'51" WEST, A DISTANCE OF 112.25 FEET TO A POINT;

THENCE, NORTH 36°25'38" WEST A DISTANCE OF 824.23 FEET TO A POINT;

THENCE, SOUTH 89°43'53" EAST A DISTANCE OF 600.09 FEET TO THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION 29;

THENCE, SOUTH 00°08'17" EAST A DISTANCE OF 661.03 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 7:

AN EASEMENT FOR GOLF COURSE PURPOSES OVER A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 34 FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 34 BEARS NORTH 00°09'50" EAST, A DISTANCE OF 2642.66 FEET;

THENCE, SOUTH 89°40'31" EAST, A DISTANCE OF 960.67 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°40'31" EAST A DISTANCE OF 362.04 FEET TO A POINT, SAID POINT BEING THE CENTER WEST SIXTEENTH CORNER OF SAID SECTION 34;

THENCE ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34, SOUTH 00°07'40" WEST A DISTANCE OF 218.26 FEET TO A POINT;

THENCE, NORTH 58°38'38" WEST A DISTANCE OF 423.38 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 8:

DRAINAGE AND GOLF COURSE EASEMENT SHOWN ON THE PLAT OF CAMELBACK COUNTRY ESTATES UNIT ONE, PER MAP RECORDED IN BOOK 218, PAGE 13 OF MAPS BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 34 FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 34 BEARS NORTH 00°09'50" EAST, A DISTANCE OF 2642.66 FEET;

THENCE, SOUTH 89°40'31" EAST A DISTANCE OF 960.67 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, NORTH 58°38'38" WEST A DISTANCE OF 1076.25 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INVERGORDON ROAD;

THENCE ALONG SAID RIGHT LINE NORTH 00°09'50" EAST A DISTANCE OF 514.36 FEET TO A POINT;

THENCE, SOUTH 58°38'38" TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 1499.32 FEET;

THENCE, SOUTH 00°03'14" WEST A DISTANCE OF 296.27 FEET TO A POINT, SAID POINT BEING THE CENTER WEST SIXTEENTH CORNER OF SAID SECTION 34;

THENCE, NORTH 89°40'31" WEST A DISTANCE OF 362.04 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 9:

AN EASEMENT FOR GOLF COURSE PURPOSES OVER A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND

MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 34 FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 34 BEARS NORTH 00°09'50" EAST A DISTANCE OF 2642.66 FEET;

THENCE, SOUTH 89°40'31" EAST A DISTANCE OF 689.09 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°40'31" EAST A DISTANCE OF 271.58 FEET TO A POINT FROM WHICH THE CENTER WEST SIXTEENTH CORNER OF SAID SECTION 34 BEARS SOUTH 89°40'31" EAST A DISTANCE OF 362.04 FEET;

THENCE, SOUTH 58°38'38" EAST TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34 A DISTANCE OF 423.38 FEET TO A POINT FROM WHICH THE CENTER WEST SIXTEENTH CORNER OF SAID SECTION 34 BEARS NORTH 00°07'40" EAST A DISTANCE OF 218.26 FEET;

THENCE ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34, SOUTH 00°07'40" WEST A DISTANCE OF 163.72 FEET TO A POINT;

THENCE, NORTH 50°38'38" WEST A DISTANCE OF 740.98 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 10:

AN EASEMENT FOR GOLF COURSE OVER A PORTION OF TRACT A OF CAMELBACK COUNTRY ESTATES UNIT ONE, PER MAP RECORDED IN BOOK 218, PAGE 13 OF MAPS BEING PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 34 FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 34 BEARS NORTH 00°09'50" EAST A DISTANCE OF 2642.66 FEET;

THENCE, SOUTH 89°40'31" EAST A DISTANCE OF 689.09 FEET TO A POINT FROM WHICH THE CENTER WEST SIXTEENTH CORNER OF SAID SECTION 34 BEARS SOUTH 89°40'31" EAST A DISTANCE OF 633.62 FEET;

THENCE, NORTH 58°38'38" WEST A DISTANCE OF 207.78 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 58°38'38" WEST TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INVERGORDON ROAD A DISTANCE OF 551.00 FEET;

THENCE ALONG SAID RIGHT OF WAY LINE NORTH 00°09'50" EAST A DISTANCE OF 163.66 FEET TO A POINT;

THENCE, SOUTH 58°38'38" EAST A DISTANCE OF 635.76 FEET TO A POINT;

THENCE, SOUTH 31°21'22" WEST A DISTANCE OF 140.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 11:

AN EASEMENT FOR GOLF COURSE PURPOSES OVER A PORTION OF TRACT A OF CAMELBACK COUNTRY ESTATES UNIT ONE, PER MAP RECORDED IN BOOK 218, PAGE 13 OF MAPS, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 34 FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 34 BEARS NORTH 00°09'50" EAST A DISTANCE OF 2642.66 FEET;

THENCE, SOUTH 89°40'31" EAST A DISTANCE OF 689.09 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, NORTH 58°38'38" WEST A DISTANCE OF 207.78 FEET TO A POINT;

THENCE, NORTH 31°21'22" EAST A DISTANCE OF 140.00 FEET TO A POINT;

THENCE, SOUTH 58°38'38" EAST A DISTANCE OF 440.49 FEET TO A POINT FROM WHICH THE CENTER WEST SIXTEENTH CORNER OF SAID SECTION 34 BEARS SOUTH 89°40'31" EAST A DISTANCE OF 362.04 FEET;

THENCE, NORTH 89°40'31" WEST A DISTANCE OF 271.58 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 12:

AN EASEMENT FOR GOLF COURSE PURPOSES OVER A PORTION OF LOTS 35 THRU 43 INCLUSIVE OF CAMELBACK COUNTRY ESTATES UNIT ONE, PER MAP RECORDED IN BOOK 218, PAGE 13, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 34 FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 34 BEARS NORTH 00°09'50" EAST A DISTANCE OF 2642.66 FEET;

THENCE, SOUTH 89°40'31" EAST TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INVERGERDON ROAD ON A DISTANCE OF 40.00 FEET;

THENCE ALONG SAID RIGHT OF WAY LINE NORTH 00°09'50" EAST A DISTANCE OF 1069.18 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 00°09'50" EAST A DISTANCE OF 280.30 FEET TO A POINT;

THENCE, SOUTH 89°50'10" EAST A DISTANCE OF 33.00 FEET TO A POINT;

THENCE, SOUTH 00°09'50" WEST A DISTANCE OF 136.62 FEET TO A POINT;

THENCE, SOUTH 58°38'38" EAST A DISTANCE OF 1371.88 FEET TO A POINT;

THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT TO THE POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 105.78 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 121°13'08" AND A LONG CHORD WHICH BEARS NORTH 60°44'48" EAST A DISTANCE OF 87.13 FEET;

THENCE, SOUTH 00°08'14" WEST A DISTANCE OF 252.47 FEET TO A POINT FROM WHICH THE CENTER WEST SIXTEENTH CORNER OF SAID SECTION 34 BEARS SOUTH 00°08'14" WEST A DISTANCE OF 296.27 FEET;

THENCE, NORTH 58°38'38" WEST A DISTANCE OF 1499.32 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 13:

AN EASEMENT FOR GOLF COURSE PURPOSES OVER A PORTION OF LOTS 128 THRU 141 INCLUSIVE OF CAMELBACK COUNTY ESTATES UNIT FIVE PER MAP RECORDED IN BOOK 230, PAGE 21 OF MAPS, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33 FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 33 BEARS SOUTH 00°09'50" WEST A DISTANCE OF 2642.66 FEET;

THENCE, SOUTH 00°09'50" WEST A DISTANCE OF 1321.33 FEET TO A POINT FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 33 BEARS SOUTH 00°09'50" WEST A DISTANCE OF 1321.33 FEET;

THENCE, NORTH 87°55'27" WEST TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INVERGORDON ROAD A DISTANCE OF 40.02 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 87°55'27" WEST A DISTANCE OF 358.85 FEET TO A POINT FROM WHICH THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION 33 BEARS NORTH 87°55'27" WEST A DISTANCE OF 894.92 FEET;

THENCE, NORTH 58°38'38" WEST A DISTANCE OF 2230.32 FEET TO A POINT;

THENCE, NORTH 13°38'38" WEST TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DOUBLETREE RANCH ROAD A DISTANCE OF 197.99 FEET;

THENCE, SOUTH 58°38'38" EAST A DISTANCE OF 2558.66 FEET TO A POINT;

THENCE, SOUTH 87°55'27" EAST TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INVERGORDON ROAD A DISTANCE OF 125.10 FEET;

THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 00°09'50" WEST A DISTANCE OF 30.01 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 14:

AN EASEMENT FOR GOLF COURSE PURPOSES OVER A PORTION OF LOTS 151 THRU 164 INCLUSIVE OF CAMELBACK COUNTRY ESTATE UNIT SIX PER MAP RECORDED IN BOOK 228, PAGE 39 OF MAPS, BEING A PART OF THE NORTH HALF OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33 FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 33 BEARS SOUTH 00°09'50" WEST A DISTANCE OF 2642.66 FEET;

THENCE, SOUTH 00°09'50" WEST A DISTANCE OF 1321.33 FEET TO A POINT FROM WHICH THE EAST QUARTER OF SAID SECTION 33 BEARS SOUTH 00°09'50" WEST A DISTANCE OF 1321.33 FEET;

THENCE, NORTH 87°55'27" WEST A DISTANCE OF 1293.79 FEET TO A POINT SAID POINT BEING THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION 33;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, NORTH 87°56'00" WEST A DISTANCE OF 290.89 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, NORTH 58°38'38" SECONDS WEST TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DOUBLETREE RANCH ROAD A DISTANCE OF 2634.85 FEET;

THENCE ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF A 1186.28 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 8101 FEET, SAID CURVE HAVING A CENTRAL ANGLE 3°54'46" AND A LONG CHORD WHICH BEARS NORTH 84° 03' 11" EAST A DISTANCE OF 81.00 FEET, TO A POINT;

THENCE ALONG SAID RIGHT LINE, NORTH 82°05'48" EAST A DISTANCE OF 211.72 FEET TO A POINT;

THENCE, SOUTH 07°54'12" EAST A DISTANCE OF 55.63 FEET;

THENCE, SOUTH 58°38'38" EAST A DISTANCE OF 1529.18 FEET TO A POINT;

THENCE, SOUTH 64°57'32" EAST A DISTANCE OF 514.30 FEET TO A POINT;

THENCE, SOUTH 27°56'00" EAST A DISTANCE OF 384.90 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 15:

AN EASEMENT FOR GOLF COURSE PURPOSES OVER A PORTION OF LOTS 62 THRU 71 INCLUSIVE OF CAMELBACK COUNTRY ESTATES UNIT TWO, PER MAP RECORDED IN BOOK 211, PAGE 47 OF MAPS, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 28 FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 28 BEARS SOUTH 87°54'17" EAST A DISTANCE OF 2620.05 FEET;

THENCE, NORTH 00°00'12" EAST TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF DOUBLETREE RANCH ROAD A DISTANCE OF 45.06 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF A 1106.28 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 87.60 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 4°32'13" AND A LONG-CHORD WHICH BEARS NORTH 80°10'18" WEST A DISTANCE OF 87.58 FEET, TO A POINT;

THENCE ALONG SAID RIGHT OF WAY LINE NORTH 77°54'12" WEST A DISTANCE OF 154.89 FEET TO A POINT;

THENCE, NORTH 58°38'38" WEST A DISTANCE OF 1495.00 FEET TO A POINT;

THENCE, NORTH 28°38'38" WEST A DISTANCE OF 210.00 FEET TO A POINT;

THENCE, NORTH 21°21'22" EAST A DISTANCE OF 35.54 FEET TO A POINT;

THENCE, SOUTH 58°38'38" EAST TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28 A DISTANCE OF 1876.14 FEET;

THENCE, SOUTH 00°00'12" WEST A DISTANCE OF 66.48 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 16:

AN EASEMENT FOR GOLF COURSE PURPOSES OVER A PORTION OF LOTS 87 THRU 99 INCLUSIVE OF CAMELBACK COUNTRY ESTATES UNIT FOUR, PER MAP RECORDED IN BOOK 233, PAGE 39 OF MAPS, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 28 BEARS SOUTH 87°54'12" EAST A DISTANCE OF 2620.40 FEET;

THENCE, SOUTH 87°54'12" EAST A DISTANCE OF 1310.30 FEET TO POINT FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 28 BEARS SOUTH 87°54'12" EAST A DISTANCE OF 1310.10 FEET;

THENCE, NORTH 00°01'46" EAST A DISTANCE OF 40.52 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF DOUBLETREE RANCH ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF A 1106.28 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 33.00 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 1°42'32" AND

A LONG CHORD WHICH BEARS NORTH 88°45'28" WEST DISTANCE OF 32.99 FEET, TO A POINT;  
THENCE ALONG SAID RIGHT OF WAY LINE NORTH 87°54'12" WEST A DISTANCE OF 5.05 FEET TO A POINT;  
THENCE, NORTH 58°38'38" WEST A DISTANCE OF 1138.20 FEET TO A POINT;  
THENCE ALONG THE ARC OF A 2160.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 1055.80 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 28°00'22" AND A LONG CHORD WHICH BEARS NORTH 44°38'27" WEST A DISTANCE OF 1045.32 FEET, TO A POINT FROM WHICH THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29 BEARS NORTH 89°28'10" WEST A DISTANCE OF 219.08 FEET;  
THENCE, SOUTH 89°28'10" EAST A DISTANCE OF 183.78 FEET TO A POINT;  
THENCE ALONG THE ARC OF A 2005.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 884.88 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 25°17'13" AND A LONG CHORD WHICH BEARS SOUTH 46°00'01" EAST A DISTANCE OF 877.72 FEET TO A POINT;  
THENCE, SOUTH 58°38'38" EAST A DISTANCE OF 1088.39 FEET TO A POINT;  
THENCE, SOUTH 00°01'46" WEST A DISTANCE OF 159.18 FEET TO THE TRUE POINT OF BEGINNING.

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PARCEL NO. 17:-----

AN EASEMENT FOR GOLF COURSE PURPOSES OVER A PORTION OF LOTS 73 AND 74 OF CAMELBACK COUNTRY ESTATE UNIT TWO, PER MAPS RECORDED IN BOOK 211, PAGE 47 OF MAPS, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 28 FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 28 BEARS SOUTH 87°54'17" EAST A DISTANCE OF 2620.05 FEET;  
THENCE, NORTH 00°00'12" EAST A DISTANCE OF 1325.81 FEET TO A POINT;  
THENCE, NORTH 87°54'16" WEST A DISTANCE OF 1309.49 FEET TO A POINT;  
THENCE, NORTH 87°54'56" WEST A DISTANCE OF 655.23 FEET TO A POINT SAID POINT BEING THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28;  
THENCE, SOUTH 11°22'29" WEST A DISTANCE OF 80.82 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE ALONG THE ARC OF A 1440.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 41.04 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 1°37'59" AND A LONG CHORD WHICH BEARS SOUTH 57°49'39" EAST A DISTANCE OF 41.04 FEET, TO A POINT;  
THENCE, SOUTH 58°38'38" EAST A DISTANCE OF 298.67 FEET TO A POINT;  
THENCE, SOUTH 47°05'09" WEST A DISTANCE OF 39.40 FEET TO A POINT;  
THENCE, NORTH 87°54'56" WEST A DISTANCE OF 300.00 FEET TO A POINT;  
THENCE, NORTH 11°22'29" EAST A DISTANCE OF 197.05 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 18:

AN EASEMENT FOR GOLF COURSE PURPOSES OVER A PORTION OF LOTS 75 THRU 82 INCLUSIVE OF CAMELBACK COUNTRY ESTATE UNIT THREE, PER MAP RECORDED IN BOOK 233, PAGE 24 OF MAPS, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 28 BEARS SOUTH 87°54'12" EAST A DISTANCE OF 2620.40 FEET;

THENCE, NORTH 00°01'19" EAST A DISTANCE OF 1325.50 FEET TO A POINT FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 28 BEARS NORTH 00°00'59" EAST A DISTANCE OF 1325.34 FEET;

THENCE, SOUTH 87°54'56" EAST A DISTANCE OF 655.23 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE, SOUTH 11°22'29" WEST A DISTANCE OF 17.37 FEET TO A POINT;

THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 4.40 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 5°02'33" AND A LONG CHORD WHICH BEARS NORTH 52°49'56" WEST A DISTANCE OF 4.40 FEET, TO A POINT;

THENCE, SOUTH 25°45'01" WEST A DISTANCE OF 59.64 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, SOUTH 83°12'57" WEST A DISTANCE OF 258.98 FEET TO A POINT;

THENCE, NORTH 00°00'20" EAST TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MOUNTAIN VIEW ROAD A DISTANCE OF 1394.59 FEET;

THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 87°55'18" EAST A DISTANCE OF 140.09 FEET TO A POINT;

THENCE, SOUTH 00°00'20" WEST A DISTANCE OF 1271.58 FEET TO A POINT;

THENCE ALONG THE ARC OF A 1440.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 146.20 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 5°49'01" AND A LONG CHORD WHICH BEARS SOUTH 53°17'51" EAST A DISTANCE OF 146.13 FEET, TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 19:

AN EASEMENT FOR GOLF COURSE PURPOSES OVER A PORTION OF LOT 83 THRU 86 INCLUSIVE OF CAMELBACK COUNTRY ESTATES UNIT THREE, PER MAP RECORDED IN BOOK 233, PAGE 24 OF MAPS, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 28 BEARS SOUTH 87°54'12" EAST A DISTANCE OF 2620.40 FEET; THENCE, NORTH 00°01'19" EAST A DISTANCE OF 1325.50 FEET TO A POINT;

THENCE, NORTH 00°00'59" EAST A DISTANCE OF 758.76 FEET TO A POINT FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 28 BEARS NORTH 00°00'59" EAST A DISTANCE OF 566.58 FEET;

THENCE, SOUTH 24°05'40" EAST A DISTANCE OF 264.91 FEET TO A POINT;

THENCE ALONG THE ARC OF A 1440.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 95.31 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 3°47'32" AND A LONG CHORD WHICH BEARS SOUTH 25°59'26" EAST A DISTANCE OF 95.29 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, NORTH 00°00'59" EAST A DISTANCE OF 838.59 FEET TO A POINT;  
THENCE, SOUTH 87°55'18" EAST A DISTANCE OF 140.09 FEET TO A POINT;  
THENCE, SOUTH 00°00'59" WEST A DISTANCE OF 759.42 FEET TO A POINT;  
THENCE, SOUTH 62°06'48" WEST A DISTANCE OF 158.42 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 20:

AN EASEMENT FOR GOLF COURSE PURPOSES OVER A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29;

THENCE, NORTH 00°01'19" EAST A DISTANCE OF 1325.50 FEET TO A POINT FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 29 BEARS NORTH 00°00'59" EAST A DISTANCE OF 1325.34 FEET;

THENCE, NORTH 89°28'10" WEST A DISTANCE OF 269.85 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°28'10" WEST A DISTANCE OF 165.74 FEET TO A POINT FROM WHICH THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29 BEARS NORTH 89°28'10" WEST A DISTANCE OF 219.08 FEET;

THENCE ALONG THE ARC OF A 2160.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 246.68 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 6°32'36" AND A LONG CHORD WHICH BEARS NORTH 27°21'58" WEST A DISTANCE OF 264.55 FEET TO A POINT;

THENCE, NORTH 24°05'40" WEST A DISTANCE OF 618.35 FEET TO A POINT;

THENCE, NORTH 20°38'59" WEST TO A POINT ON THE NORTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 29 A DISTANCE OF 582.52;

THENCE, SOUTH 89°35'20" EAST A DISTANCE OF 150.02 FEET TO A POINT FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 29 BEARS SOUTH 89°35'20" EAST DISTANCE OF 857.15 FEET;

THENCE, SOUTH 20°38'59" EAST A DISTANCE OF 524.40 FEET TO A POINT;

THENCE, SOUTH 24°05'40" EAST A DISTANCE OF 614.14 FEET TO A POINT;

THENCE ALONG THE ARC OF A 2020.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 316.50 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 8°58'38" AND A LONG CHORD WHICH BEARS SOUTH 28°34'59" EAST A DISTANCE OF 316.18 FEET, TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 21:

AN EASEMENT FOR GOLF COURSE PURPOSES OVER A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29;

THENCE, NORTH 00°01'19" EAST A DISTANCE OF 1325.50 FEET TO A POINT;

THENCE, NORTH 00°00'59" EAST A DISTANCE OF 758.76 FEET TO A POINT FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 29 BEARS NORTH 00°00'59" EAST A DISTANCE OF 566.58 FEET,

SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, NORTH 51°27'49" WEST A DISTANCE OF 292.67 FEET TO A POINT;

THENCE, NORTH 24°05'40" WEST A DISTANCE OF 160.32 FEET TO A POINT;

THENCE, NORTH 00°24'40" EAST A DISTANCE OF 240.00 FEET TO A POINT FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 29 BEARS SOUTH 89°35'20" EAST A DISTANCE 292.83 FEET;

THENCE, SOUTH 31°05'29" EAST A DISTANCE OF 287.31 FEET TO A POINT;

THENCE, SOUTH 24°05'40" EAST A DISTANCE OF 353.44 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 22:

AN EASEMENT FOR GOLF COURSE PURPOSES OVER A PORTION OF "PARADISE GREEN" A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS RECORDED IN BOOK 204 ON PAGE 24, MARICOPA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 28;

THENCE, NORTH 00°01'46" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 45.06 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF REALIGNED DOUBLETREE RANCH ROAD;

THENCE CONTINUING NORTH 00°01'46" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 66.48 FEET TO A POINT ON THE NORTH LINE OF THE INDIAN BEND WASH CHANNEL;

THENCE, SOUTH 58°40'51" EAST ALONG SAID NORTH LINE, A DISTANCE OF 146.21 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF REALIGNED DOUBLETREE RANCH ROAD;

THENCE, NORTH 87°56'33" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 19.79 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 05°27'50" AND WHOSE RADIUS POINT BEARS NORTH 02°03'27" EAST, A DISTANCE OF 1106.28 FEET;

THENCE ALONG THE ARC OF SAID CURVE, SAID CURVE BEING THE NORTH RIGHT OF WAY LINE OF REALIGNED DOUBLETREE RANCH ROAD, A DISTANCE OF 105.50 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 23:

AN EASEMENT FOR GOLF COURSE PURPOSES OVER A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 29;

THENCE, NORTH 89°35'20" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 292.83 FEET;

THENCE, SOUTH 00°24'40" WEST, A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, SOUTH 89°35'20" EAST ALONG A LINE PARALLEL TO AND 40.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 233.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 45°34'21" AND WHOSE RADIUS POINT BEARS SOUTH 00°24'40" WEST, A DISTANCE OF 20.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.91 FEET;

THENCE LEAVING SAID CURVE NORTH 89°35'20" WEST ALONG A LINE PARALLEL TO AND 46.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 247.52 FEET;

THENCE, NORTH 00°24'40" EAST A DISTANCE OF 6.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 24:

GOLF COURSE AND DRAINAGE EASEMENT AS SHOWN ON THE PLAT OF CAMELBACK COUNTRY ESTATES UNIT ONE, PER MAP RECORDED IN BOOK 218, PAGE 13 OF MAPS BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 34 FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 34 BEARS NORTH 00°09'50" EAST, A DISTANCE OF 2642.66 FEET;

THENCE, SOUTH 89°40'31" EAST A DISTANCE OF 960.67 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, NORTH 58°38'38" WEST A DISTANCE OF 1076.25 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INVERGORDON ROAD;

THENCE ALONG SAID RIGHT LINE NORTH 00°09'50" EAST A DISTANCE OF 514.35 FEET TO A POINT;

THENCE, SOUTH 58°38'38" TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 1499.32 FEET;

THENCE, SOUTH 00°08'14" WEST A DISTANCE OF 296.27 FEET TO A POINT, SAID POINT BEING THE CENTER WEST SIXTEENTH CORNER OF SAID SECTION 34;

THENCE, NORTH 89°40'31" WEST A DISTANCE OF 362.04 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 25:

AN EASEMENT FOR GOLF COURSE PURPOSES OVER A PORTION OF THE EAST HALF OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 33;

THENCE, NORTH 87°57'16" WEST ALONG THE EAST/WEST CENTERLINE OF SAID SECTION, 33.02 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF IVERGORDON ROAD;

THENCE, NORTH 00°09'55" EAST, ALONG SAID RIGHT-OF-WAY LINE 469.10 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, NORTH 58°39'29" WEST, 1471.48 FEET;

THENCE, NORTH 00°29'58" WEST 132.24 FEET;

THENCE, SOUTH 87°05'11" EAST, 1254.19 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF IVERGORDON ROAD;

THENCE, SOUTH 00°09'55" WEST ALONG SAID RIGHT-OF-WAY LINE 580.00 FEET;

THENCE, SOUTH 87°55'11" EAST, 7.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF IVERGORDON ROAD;

THENCE, SOUTH 00°09'55" WEST, 271.84 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 26:

DRAINAGE AND GOLF COURSE EASEMENT SHOWN ON THE PLAT OF MORNING GLORY ESTATES, PER MAP RECORDED IN BOOK 246, PAGE 16 OF MAPS BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

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**EXHIBIT B  
TO  
ORDINANCE NUMBER 649**

**STIPULATIONS**

**TOWN OF PARADISE VALLEY  
INTERMEDIATE AMENDMENT TO THE SPECIAL USE PERMIT FOR  
CAMELBACK GOLF COURSE  
SUP-12-3**

**New Stipulations for the renovation of the existing Indian Bend Golf Course. The proposed improvements to the golf course include alternate tee box locations, the restructuring of individual holes, new and reconfigured golf cart paths, new sand traps, new berms and reconfigured water obstacles.**

1. All improvements to the property shall be in substantial compliance with the following:
  - a. Project Narrative/Statement of Use, prepared by: Snell & Wilmer, dated May 31, 2012
  - b. Camelback Golf Club – Indian Bend Course booklet, prepared by Hurdzan/Fry Environmental Golf Design, dated May 4, 2012.
  - c. Construction Schedule dated May 15, 2012
  - d. Clean Water Act Section 404 permit letter, from Department of the Army, dated October 20, 2011
  - e. Exhibit illustrating revised cart path at Hole 14
2. The proposed gate at the well access point by Hole 2 must be placed on the golf course property; cannot open into the Town ROW; and, is limited to a 6 foot maximum height.
3. All directional and informational signage shall comply with Special Use Permit Guidelines.
4. “No Trespassing” signs are limited to three square feet in size and a maximum height of three feet.
5. The mechanical equipment enclosure wall shall not exceed ten feet in height.
6. The mechanical equipment enclosure roof shall not exceed fifteen feet in height.
7. The plans for the fence/wall along Doubletree Ranch Road must be reviewed as a Managerial Amendment to the SUP.
8. At any time within two (2) years from the completion of construction of the course improvements, should the landscaping plants originally installed pursuant to the requirements of this intermediate SUP Amendment experience significant dying or be deemed unhealthy and in need of replacement in any identified area, as solely determined by the Town Manager or his designee (hereinafter the “Plant Repair Areas”), said Plant Repair Areas shall be reseeded, replaced, or replanted (including the possibility that new plant plans or an alternate set of natural plantings should be substituted for those originally planted) by Camelback Golf Club such that the Plant Repair Areas will be able to maintain a complete and adequate amount of plant material that is consistent with the approved plans and as described in the Narrative.

9. At any time within two (2) years from the completion of construction of the course improvements, the Town Manager or his designee may inventory the trees on the course to physically confirm that there are no less than 474 trees on the course within the portions of the course located within Paradise Valley. Should any of the 474 trees retained pursuant to this stipulation be deemed by Town staff to be unhealthy and, as a result, in need of replacement, such trees shall be replaced or replanted by the Camelback Golf Club (or its successors) within 60 days of written notification by the Town of said determination. Replacement trees shall be 48" box trees and may be of the same species or an alternative species (as approved by the Town Manager or his designee).
10. Prior to any earthmoving work, the crossing at Invergordon Road and the construction management plan must be reviewed and approved by the Town of Paradise Valley.
11. The Town of Paradise Valley is included in Maricopa County's PM-10 non-attainment area. The applicant, therefore, shall demonstrate and provide written documentation describing how they will comply with Maricopa County Rule 310 (Fugitive Dust from Dust Generating Operations) and specifically PM-10 requirements prior to any earthmoving work.

### **Existing Stipulations (Padre Course & Indian Bend Course)**

#### **SUP 02-05 Identification Signs**

- 1) Proposed identification signs and associated lighting fixtures shall be installed in conformance with the plans and specifications depicted in Exhibit "A, called "Camelback Golf Club Scottsdale Road Sign Project & Proposed Amendment to the SUP", dated February 18, 2003, attached to this report.
- 2) Lighting fixtures proposed to be installed in conjunction with the two identification signs shall not be lit before dusk or after 10 p.m. daily. Lighting fixtures shall be on automated timers that will extinguish all lights by 10 p.m.
- 3) The applicant shall install the proposed walls and landscape materials in conformance with the City of Scottsdale's approved plans and specifications.
- 4) Prior to the installation of the plant materials and ground covers on Camelback Golf Club property, the applicant shall submit to the Town a copy of the landscape plan approved by the City of Scottsdale.

#### **SUP 01-08 Maintenance Facility**

- 1) Maintenance Facility Permitted Uses and General Provisions. The Maintenance Facility on Golf Drive shall be used only for those uses relating to the operation, upkeep, and related repairs associated with maintenance of the golf courses.
  - a. An illustrative list of uses provided in the Applicant's narrative, 'Camelback Golf Course: Golf Drive Maintenance Facility & Clubhouse Entrance Wall Sign', dated March 28, 2002, includes:
    - i. Storage of equipment and material related to the necessary maintenance of the golf courses.
    - ii. Associated repairs and routine maintenance of equipment used to maintain the golf courses.
    - iii. Administrative and management functions for maintenance

employees.

- b. Except for the construction required in association with this amendment, the Maintenance Facility shall not be used for a construction site, or staging area for any improvements related to the Golf Course Property, unless approved by the Town.
  - c. The operation and condition of the Maintenance Facility shall be as unobtrusive as reasonably possible to the residential character surrounding it, without compromising the proper maintenance of the golf courses.
  - d. The document, 'Camelback Golf Club and FRE (Folkman Ranch Estates) Homeowners Agreed Upon Provisions', dated November 25, 2001, shall be part of the Special Use Permit record to identify the agreed upon provisions between the Applicant and neighborhood. This above document shall not be construed as an enforceable document by the Town, except as such provisions may be stipulations in the Special Use Permit.
- 2) Mountain View Road Maintenance Facility:
- a. The Applicant shall use commercially reasonable efforts to split maintenance operations between the maintenance facility on Mountain View Road and the Maintenance Facility on Golf Drive, including:
    - i. Relocation of some equipment to the maintenance facility on Mountain View Road.
    - ii. Storage of some bulk materials at the maintenance facility on Mountain View Road
    - iii. Some fuel storage at the maintenance facility on Mountain View Road.
  - b. The Applicant shall in a timely manner:
    - i. Apply for and endeavor to obtain the necessary approvals from the City of Phoenix, or other relevant agencies, to reasonably split maintenance operations. However, the applicant may proceed with the construction required in association with this amendment while seeking such approvals.
    - ii. Notify the Town when such relocation and improvements have been completed, or of any new structures or major operational changes at the maintenance facility on Mountain View Road that will adversely impact the maintenance facility on Golf Drive.
- 3) Maintenance Facility & Entry Monument Sign Compliance with Approved Plans: Unless otherwise noted in the following stipulations, the location, size, setback, and height of all Maintenance Facility structures and other improvements, shall be binding upon the Applicant. Said structures and improvements shall continue to be limitations on the Maintenance Facility after completion of the construction, with said structures and improvements in full compliance with the site plan, elevations, landscape plan, and all accompanying submittal documents, including:
- a. Maintenance Building Site Plan, prepared by Douglas Fredrikson Design, dated May 24, 2001, as revised on December 21, 2001.
  - b. Maintenance Building Floor Plan, prepared by Douglas Fredrikson Design, dated March 30, 2001, as revised on December 21, 2001.
  - c. Maintenance Building Elevations, prepared by Douglas Fredrikson Design, dated March 30, 2001, as revised on February 1, 2002.

- d. Existing Landscape Plan, prepared by Neill/Vecchia & Associates, Inc., dated May 24, 2001, as revised on December 21, 2001.
  - e. Proposed Berming Plan, prepared by Neill/Vecchia & Associates, Inc., dated May 24, 2001, as revised on December 21, 2001.
  - f. Proposed Landscaping Plan, prepared by Neill/Vecchia & Associates, Inc., dated May 24, 2001, as revised on December 21, 2001.
  - g. Cross Sections of the Entry Drive and Service Yard, and Gate Details at the maintenance Area, prepared by Douglas Fredrikson Design, dated March 30, 2001, as revised on December 21, 2001.
  - h. Narrative Packet, 'Camelback Golf Course: Golf Drive Maintenance Facility & Clubhouse Entrance Wall Sign', dated March 28, 2002.
- 4) Maintenance Facility Mylars. Within 30 days upon approval by the Town Council, the Applicant shall provide staff with mylars of all approved Maintenance Facility plans for the Town's permanent storage.
- 5) Maintenance Facility Noise Limitations and Requirements.
- a. The noise limitations and requirements shall apply to all noises generated
    - i. From within the Maintenance Facility
    - ii. On the Maintenance Facility service road
    - iii. Within a 50-foot radius of the Maintenance Facility.
  - b. The noise limitations and related requirements shall not apply to emergency activity. Activities approved under extended operating hours, including special and seasonal functions, shall not exceed 70 dB(A) for sustained noises. However, noise may on occasion rise to a maximum level of 82 dB(A), provided such noise lasts no more than five minutes in duration per occurrence.
  - c. The following shall be the maximum allowable noise levels along the property line of the Golf Course Property for noises generated pursuant to Stipulation 5a of this Special Use Permit.
    - i. 56 dB(A) between sunrise, if sunrise occurs on or before 7 a.m., and 7:00 a.m.
    - ii. 65 dB(A) between 7:00 a.m. and 9:00 a.m.
    - iii. 70 dB(A) between 9:00 a.m. and 4:00 p.m., except the noise level may rise occasionally to a level not to exceed 82 dB(A).
    - iv. 45 dB(A) between 4:00 p.m. and the earlier of sunrise or 7 a.m., and all legal holidays.
  - d. The Applicant shall control the playing of radios such that radios cannot be heard on adjacent residential lots.
  - e. The noise limitations and requirements for any activity not covered shall comply with Article 10-7, Control of Excessive Noise, in the Town Code, or as stipulated elsewhere in this Special Use Permit.
- 6) Maintenance Facility Landscaping and Screening Requirements. The Maintenance Facility site shall meet the following landscaping and screening requirements set forth for the Town:
- a. Once installed according to the attached approved "Proposed Landscape Plan", all landscaping shall be maintained in a healthy condition, and be in compliance with all applicable requirements in the Town 'Landscape Guidelines' dated September 26, 1996, and amendments thereto.

- b. All debris and waste material shall be properly stored within the walled maintenance yard, in containers intended for that purpose, or covered by a tarp, to reduce possible nuisances, including odor and debris collected on adjacent residential lots.
  - c. The maintenance yard wall shall be a mix of smooth and surfaced integral colored concrete that blends in with the maintenance building, and is of an earth tone color.
  - d. The height of the maintenance yard wall shall not exceed eight feet. Landscape berms will be added on the outside of this wall and existing plant material to reduce the visual height of the wall to not exceed 6 feet.
  - e. The existing landscaping around the Maintenance Facility shall not be removed, except for the existing plant material identified on the "Existing Landscape Plan". The removal and replacement of unhealthy plant material shall comply with the Town 'Landscape Guidelines'.
  - f. Vegetative ground cover quantities listed in the 'Proposed Landscaping Plan' shall be increased to accentuate focal points at the site and to soften areas visible off Golf Drive and from adjacent homes prior to approval of the final landscape inspection.
  - g. A minimum of ten of the proposed trees located near the maintenance yard wall and building shall be of 36-inch box size to screen the hard surface structures.
  - h. The gate attached to the yard entry wall shall be opaque, match the maintenance yard wall color, and not exceed eight feet in height.
  - i. The service gate off Golf Drive shall be set back at least ten feet from the Golf Drive right-of-way, match the color of the maintenance yard wall, and include a double lock pipe lock. The service gate shall not exceed a height of four feet and eight inches. The associated wall with this gate shall not exceed three feet in height, except a horizontal transition of four feet and eight inches shall be allowed outward from the gate to step the height down to three feet.
  - j. The service entry drive off Golf Drive to the maintenance building shall be bermed and landscaped to screen headlights, equipment, and to provide visual interest in accordance with the accepted 'Proposed Landscaping' and 'Proposed Berming Plan'.
  - k. Landscaping shall be used to reasonably screen the residence of 7171 E. Caballo Circle from vehicles entering and exiting the proposed second equipment access on the southeast elevation for a distance of 35' from the northeast corner of the building.
- 7) Special Maintenance Facility Construction Period Requirements. The Applicant shall submit a detailed construction schedule and agenda prior to the issuance of any building permit for the proposed improvements to the Maintenance Facility. This will ensure compliance with all Town Codes and applicable regulations to minimize any construction nuisances.
- a. The construction schedule and agenda shall include, but not be limited to, the following:
    - i. Dust and noise control measures
    - ii. Vehicle/equipment storage/parking
    - iii. Construction days/hours

- iv. Location of staging area for construction supplies/equipment.
  - v. Location of any construction trailer and sanitary facility.
  - vi. Location of on-site construction-material/debris storage
  - vii. Designation of a contact person(s) with phone numbers and addresses posted on the site to address concerns by both the public and Town.
  - viii. Weekly informational meetings between the Applicant and neighborhood representatives.
  - ix. Provision of street sweeping to maintain both the character of the neighborhood and control of the construction materials and debris.
- b. Repair of all substantiated damages done to private property and public right-of-ways, from construction of this facility, shall be the responsibility of the Applicant. All necessary repairs shall be made prior to the issuance of a Certificate of Occupancy, as determined by the Town. The Town shall not be liable for such damages.
  - c. The Applicant shall ensure proper notification and coordination with the Town during construction of this facility.
  - d. All weather access shall be provided to the construction site.
  - e. After receiving appropriate approval, items that will not be disturbed during heavy construction shall be constructed, installed, purchased, or relocated early in the construction process to minimize disturbance to adjacent residents, including, all or part, of the following:
    - i. Paving.
    - ii. Berming.
    - iii. Landscaping.
    - iv. Relocating equipment to the Mountain View Road Facility, such as the backhoe, fairway blower, and wood chipper once the fuel storage is in place.
    - v. Installation of the Mountain View Road Facility fuel tank.
    - vi. Purchasing of the new forklift and skidloader.
  - f. Construction hours on the property shall be limited to the following:
    - i. Sunrise to sunset on weekdays and Saturdays.
    - ii. No construction on Sundays or any legal holidays.
- 8) Maintenance Facility Health and Safety Requirements. The Maintenance Facility site shall meet all applicable governmental health and safety requirements, including:
- a. All parking spaces shall be clearly marked at all times.
  - b. To reduce the spread of dust and materials caused by wind, all loose material located outside an enclosed structure shall be covered by a tarp, or other secure covering, at the close of each business day, including:
    - i. The three bins used for the storage of sand, green dressing, and compost.
    - ii. Other temporary items including loose dirt, top soil, wood chips, grass clippings, and fertilizer.
  - c. The Applicant shall comply with all current codes, including the following requirements from the Town Fire Marshal:
    - i. Installation of adequate premise identification.
    - ii. Provision of clearly marked fire lanes and emergency access.

- iii. Installation of a knox access to the maintenance facility.
- iv. Installation of a fire alarm system.
  - v. Installation of all required hydrants, with hydrants to be operable, prior to combustible materials being delivered to the site.
  - vi. Installation of portable fire extinguishers.
  - vii. Verification by the Town Fire Marshal of all MSDS sheets and the aggregate quantity for all hazardous materials including, but not limited to, flammables, pesticides, herbicides, corrosives, and oxidizers.
  - viii. Compliance with the required NFPA 704 placard and storage separation requirements.
  - ix. Completion of the application for hazardous materials permit along with the building permit, with a copy sent to the Fire Department (HMIS, HMMP).
  - x. Testing and flushing the fireline, sprinkler and standpipe system per NFPA standards.
  - xi. Installation of automatic fire sprinklers.
  - xii. Submittal and approval of the necessary Fire Department permit for installation of new fuel tanks.
- d. The Applicant may install a silent alarm. This alarm may be monitored by the Applicant's staff or a commercial monitoring service, and be designed with zones to facilitate response by police and/or Camelback Inn security officers.
- e. Inspection reports relating to hazardous materials made by authorized agents, including the Town, Rural Metro, ADEQ, EPA, and other agents shall be made available upon request for viewing only.
- f. Fuel storage at the Maintenance Facility shall not exceed the following:
  - i. 1,000 gallons of diesel.
  - ii. 750 gallons of gasoline.
  - iii. 250 gallons of waste oil.
- g. Signage at the Maintenance Facility shall be limited to the following:
  - i. Only those signs approved and required by the Town or other public agency, including:
    - 1. Hours of operation.
    - 2. Delivery times.
    - 3. Emergency contact information.
    - 4. Private property/no trespassing.
    - 5. Accessible parking identification.
    - 6. Speed limit.
  - ii. Each sign shall not exceed the following requirements, except as may otherwise be required to ensure health and safety.
    - 1. Maximum sign area of three square feet in size.
    - 2. Maximum height of three feet.
    - 3. No illumination.
    - 4. No more than two signs shall be allowed on the Golf Drive entry gate.
- h. All outdoor lighting within the Maintenance Facility shall be fully shielded and directed downward, and mounted at a height below seven

feet.

- i. The posted speed limit on the service drive shall be 10 miles per hour.

9) Maintenance Facility Yard Structure Height, Coverage, and Other Restrictions.

- a. The maintenance yard shall include a vehicle turn-around to reduce nuisances, including noise from backup warning devices. No object or material shall be stored in this traffic lane that would prevent vehicles from using it.
- b. The service drive, and parking and drive areas within the maintenance yard, shall be paved.
- c. The maintenance building and office shall not exceed a twelve foot and four inch height except for two areas to accommodate an equipment lift workspace and a built-up parapet to completely screen roof-mounted HVAC units.
- d. The two building areas higher than twelve feet and four inches shall not exceed a fourteen foot and four inch eave height and sixteen foot and eight inch ridge height. The roof area higher than twelve feet and four inches shall not exceed more than 3,700 square feet. Maximum height shall be measured from natural grade to the top of the finished roof.
- e. All pitched roof elements shall be tiled on all sides.
- f. The total maintenance yard area shall not exceed approximately 46,150 square feet.

10) Entry Wall Sign at Clubhouse:

- a. The area of the entry sign shall not exceed twenty square feet.
- b. The sign shall not be internally lighted.
- c. The sign shall not include content other than the name of the country club and the text 'Public Welcome'.

11) Ongoing Operations Restrictions at Maintenance Facility. The Maintenance Facility site shall be operated in a manner as approved by this Special Use Permit, including:

- a. Hours of operation
  - i. The normal hours of operation for the Maintenance Facility site, except Managers, shall be 20 minutes before sunrise or 5:30 a.m., whichever is later but in no event later than 7 a.m., to 4:00 p.m. everyday. A sixty-minute grace period shall be allowed for the arrival and departure of non-management personnel.
  - ii. The service road to the Maintenance Facility shall be gated and locked during non-operating hours, 5:00 p.m. to 4:30 a.m.
  - iii. Deliveries, trash pick-ups, or other noise generating outside services, including large commercial trucks, shall be allowed at the Maintenance Facility only between 9:00 a.m. to 4:00 p.m., Monday thru Friday. No such activity shall be allowed on weekends, or legal holidays.
  - iv. Normal operating hours and equipment use may be extended for the following situations; however, operating hours shall never be earlier than those outlined in stipulation 11 a.i.
  - v. or later than sunset.
    1. Overseeding, typically done between mid-September and

- mid-November for a period of approximately seven to ten days for each course.
2. Spring Grass Transition, typically done between mid-May and July for a period of approximately seven to ten days for each course.
  3. Aeration, typically done three times between mid-May and October for a period of approximately one to two days for each aeration.
  4. Special Functions, three authorized golf tournaments per year for a period of approximately one to two days for each function.
- vi. Normal hours of operation shall exclude all emergency activity. Emergency activity shall be defined as work on the Golf Course Property that must be undertaken immediately or within a limited time frame. Such work shall meet one or more of the following conditions:
1. The work is necessary to avoid an immediate threat to the public health or safety.
  2. The work is necessary to prevent an imminent threat of serious environmental degradation or other such related hazard.
  3. The work is necessary to avoid or restore an actual or imminent failure related to public health and safety.
  4. The work is necessary to avoid or restore damage to or threat to the on-going operation at the Golf Course Property (e.g., a leaking or burst water pipe and/or events that impede play).
- b. Noticing requirements for all emergency activity and activity outside normal hours of operation.
- i. The Applicant shall provide written notice and/or application of the appropriate permit to the Town within 24 hours, or the next business day, after the occurrence of all emergency activity.
  - ii. The Applicant shall provide written notice to the Town at least two days prior to the start of all other activity outside normal hours of operation.
  - iii. The Applicant shall use its best efforts to notify adjacent property owners affected by, or near, the emergency activity and activity outside normal hours of operation, in a timely manner.
- c. Storage of material, parking, and other related items.
- i. The area outside the maintenance yard wall, and along the service drive, shall not be used for parking of vehicles, loading, unloading, dumping, storage, or any other activity, except for temporary activities (e.g. replacing groundcover such that it is spread during the business day) that are required for the maintenance of that particular section of the golf course.
  - ii. Material and other related items that are taller than the eight-foot high maintenance yard wall shall not be based or housed at the Maintenance Facility, unless located within the maintenance

building.

- iii. All shipping containers, and temporary structures not shown on the approved site plan, shall be prohibited on the premises, with either of the following exceptions:
  - 1. Duly licensed and bonded contractors may use shipping containers on the site for use in the temporary housing of equipment and materials during construction; the location of such containers shall be shown on the construction plans. A shipping container shall be defined as a unit originally or specifically used for or designed to store goods or merchandise during shipping or hauling by a vehicle.
  - 2. The Town approves an amendment to the Special Use Permit to allow such containers or temporary structures.
- iv. Parking at the site shall be limited to 34 designated parking spaces, including two accessible spaces, as shown on the approved site plan. There is a “multi-use area” indicated in front of the maintenance building, that will accommodate four vehicles for short-term visitor and overflow parking should the need arise. The “multi-use area” is subject to Stipulation 9a.

d. Equipment Requirements

- i. The existing backhoe, fairway blower and wood chipper shall not be stored at the Maintenance Facility on Golf Drive because of size and noise issues. The wood chipper shall not be operated within the Maintenance Facility. All other existing equipment is deemed acceptable and may be stored at the Maintenance Facility. The two existing rough mowers shall be stored at the maintenance facility on Mountain View Road because of operational issues.
- ii. No equipment shall be based or housed overnight at the Maintenance Facility that is taller than eight feet. This excludes all non-motorized equipment (e.g. ladder) that may only be stored inside the maintenance building.
- iii. All new motorized maintenance equipment shall be less than eight feet in height and comply with the ‘Maintenance Facility Noise Limitations and Requirements’ of this Special Use Permit. New motorized maintenance equipment that does not meet the above provisions shall be stored and operated out of the Mountain View Facility.
- iv. New maintenance equipment shall be defined as equipment purchased after the effective date of Town Council approval of this Special Use Permit.
- v. All equipment at the Maintenance Facility shall be “Noise Friendly”, as follows:
  - 1. ‘Noise Friendly’ shall be defined as meeting all applicable governmental noise regulations for such equipment at the time of purchase, including provisions of this Special Use Permit.
  - 2. All new motorized equipment shall be the most “Noise Friendly” commercial equipment available for its intended

function at the time of purchase.

- e. Access Areas and Windows.
  - i. To reduce potential noise, all exterior windows on the Maintenance Facility facing the golf course shall be designed so that these windows do not open.
  - ii. The exterior break room door located on the southeast elevation shall be equipped for emergency access use only.
  - iii. The area outside the maintenance yard wall, including the northwest and southeast access areas, shall not be used for a congregation point for equipment, people, or storage.
  - iv. All exterior doors and gates shall be closed at the end of each business day.

12) Special Maintenance Facility Enforcement Provisions. In addition to the available enforcement provisions in the Town Code, this Special Use Permit shall be subject to the following:

- a. A list of contact persons, to be updated as needed and on file at the Community Development Department, so that the public or Town can reach the Applicant in case of Maintenance Facility complaints, questions, or other matters over any 24-hour period. The Applicant shall develop a policy document to be submitted to the Town on how the Applicant will respond to complaints. This policy document shall outline contact persons, how the Applicant will log complaints, and other procedures the Applicant will use to address complaints.
- b. Construction of the Maintenance Facility improvements shall be completed within one year of building permit approval, not to exceed two years from the effective date of Council approval of this Special Use Permit.
- c. Any provisions not explicitly described within this Special Use Permit shall comply with all applicable regulations, including the Town Code and Zoning Ordinance.

13) Maintenance Facility Remedy Provisions. This Special Use Permit shall be subject to the remedies and procedures already set forth in paragraph 25f of this Special Use Permit, and applicable provisions of the Town Code, as it applies to the Maintenance Facility.

14) Modification of Existing Stipulations

- a. The Town recognizes the change in name of the two golf courses on the Golf Course Property, with all existing stipulations remaining in full force and effect.
  - i. The 'Resort Course', formerly the 'Padre Course'
  - ii. The 'Club Course', formerly the 'Indian Bend Course'.
- b. Modification to Existing Stipulation 20:  
With respect to any function at the Golf Club for more than 150 people, excluding service personnel, the Applicant, at its expense, shall engage an off-duty officer(s) from the Town of Paradise Valley Police Department to enforce the traffic, parking, noise, time limit, and other stipulations contained in this Special Use Permit, pursuant to the following:

- i. Two or more off-duty officers shall be required at functions where alcohol is to be served, or the function results in related public safety or traffic concerns necessitating additional off-duty officers.  
One off-duty police officer shall be required at all times for functions for more than 150 people. One or more additional police officers, and/or Camelback Inn security officers, are required where the alcohol is served and the function is expected to include a significant portion of youthful attendees, or the function results in related public safety or traffic concerns. The Chief of Police will monitor functions at which alcohol is served and notify Camelback Inn if a function has occurred in which insufficient off-duty police officers was a factor in violations of law or other problems, and require additional off-duty police officers for future events.
  - ii. Off-duty officer(s) shall be required no later than the start of the function, and leave no earlier than 30 minutes after the function.
  - iii. The Applicant shall provide the HOA (“Camelback Country Club Estates I and II Homeowners Association”) with a phone number, which will directly contact such officer while at the Golf Club if an HOA resident wishes to report a violation of such stipulations.
- c. Modification to Existing Stipulation 25c  
Any and all buildings, structures and improvements, of any kind or nature, existing on the Golf Course Property as of the date hereof as shown on the Site Plan and on Exhibits 89-1A and B through “D”, and as amended in SUP-00-15, and as amended in SUP-01-08 attached hereto, are hereby deemed legally conforming. Such facilities may, notwithstanding any other provision contained herein or in the Town’s Zoning Ordinance, be repaired, maintained and/or modified, renovated and, in the event of total or partial destruction or casualty from any cause, may be restored, reconstructed and/or replaced at their existing locations and in their existing configurations (including, without limitation, heights and square footages); such restorations, reconstruction and/or replacements shall comply with Chapter 5 of the Paradise Valley, Arizona, Town Code, to the extent such enactments are not inconsistent with the provisions of this Special Use Permit.

**Existing Stipulations (Padre Course):**

- 1) That all development, construction and usage of the Golf Course Property, located at 7847 North Mockingbird Lane, shall be in compliance with the following documents, except in the function of any conflict between the exhibits and subsequent conditions, the terms of the conditions shall prevail.

- Exhibit A = Site Plan, prepared by Douglas Fredrikson Design, dated July 1999, to identify a reduction of the patio and steps on the northwestern corner of the clubhouse and a reduction in the size of the mechanical yard on the western side of the clubhouse.
- Exhibit B = Floor Plan-Main Level, prepared by Douglas Fredrikson Design, dated July 1999, to identify a reduction of the patio and steps on the northwestern corner of the clubhouse and a reduction in the size of the mechanical yard on the western side of the clubhouse.
- Exhibit C = Elevations (south, west, and north), Clubhouse Renovations, prepared by Douglas Fredrikson Design, dated September 8, 1999, to identify the reduction of the patio and steps and the removal of a trellis on the starter shack.
- Exhibit D1 = Elevations (north and south), Pavilion Renovations, prepared by Douglas Fredrikson Design, dated December 22, 1998.
- Exhibit D2 = Elevations (east and west), Pavilion Renovations, prepared by Douglas Fredrikson Design, dated July 1999, to identify a reduction in the height of the chimney.
- Exhibit E = Floor Plan-Lower Level, Clubhouse Renovations, prepared by Douglas Fredrikson Design, dated July 1999, to identify the trellis removal from the starter shack.
- Exhibit F = Floor plan, Pavilion Renovations, prepared by Douglas Fredrikson Design, dated December 22, 1998.
- Exhibit G = Roof plan indicating the HVAC and screening, prepared by Douglas Fredrikson Design, dated September 13, 1999.
- Exhibit G1 = Development Plan, Padre Course (Proposed), prepared by Arthur Hills and Associates, dated November 7, 1998.
- Exhibit G2 = Development Plan, Padre Course (Existing), prepared by Arthur Hills and Associates, dated November 7, 1998.
- Exhibit H = Padre Course Drainage Plan, prepared by Gilbertson Associates, Inc., dated November 2, 1998.
- Exhibits I and J = Flood Plain Delineation Study for Indian Bend Wash pages 15 and 16 of 22, prepared by Simons, Li and Associates, Inc., dated June 1997.
- Exhibits K and L = Planting Plan, Camelback Inn and Clubhouse, sheets L2.1 and L2.2, prepared by Neill, Vecchia and Associates, Inc., dated November 19, 1998.
- Exhibits L3.1 and L3.2 = Lighting Plan, Camelback Inn and Clubhouse, prepared by Neill, Vecchia and Associates, Inc., dated September 17, 1999, identifying a change in design of certain outdoor lighting fixtures at the clubhouse.
- Exhibit O1 = Illustrative Character Studies-Clubhouse, prepared by Douglas Fredrikson Design, dated December 8, 1998.
- Exhibit O2 = Illustrative Character Studies-Pavilion, prepared by Douglas Fredrikson Design, dated December 8, 1998.

- Exhibit P = Site Plan-Placement of a Temporary Trailer for Proposed Construction Period, prepared by Douglas Fredrikson Design, dated November 23, 1998.
  - Exhibit Q= Site Plan showing the comfort stations near the 2<sup>nd</sup> & 14<sup>th</sup> tee of the Padre golf course, prepared by Douglas Fredrikson Design, dated March 30, 2001.
  - Exhibit R = Floor Plan /Elevations for the comfort stations near the 2<sup>nd</sup> & 14<sup>th</sup> tee of the Padre golf course prepared by Douglas Fredrikson Design, dated March 30, 2001.
  - Exhibit S = Conceptual Bollard Light Location Site Plan for the clubhouse parking lot, prepared by Douglas Fredrikson Design, dated March 30, 2001.
- 2) That the existing public address system used for calling guests to the tees be eliminated and replaced with a noiseless pager system. Additionally, the restaurant shall have a noiseless pager system for notifying guests. No exterior stereo systems, exterior amplifiers or exterior public address system shall be operated by the applicant except for: 1) amplified music not to exceed one hour in duration that is incident to the ceremony portion of a wedding, and 2) except in connection with golf awards or other golf related functions, but in either functions, no later than 10:30 p.m.
  - 3) With respect to the Padre Golf Course, that reasonable mitigation efforts to reduce the frequency of damage and/or harm caused by golf balls be considered with respect to adjacent property owners. Per the submitted plan, such efforts shall include, but not be limited to, the removal of trees along the golf course maintenance building, the reconfiguration of the bunker to the left of hole number four (4), reducing hole number four (4) from a par five (5) to a par four (4) hole, and the reorientation of the tee on hole number four (4).
  - 4) That all lighting or illumination or the landscaping shall be in compliance with Article X, Section 1023 of the Zoning Ordinance, except for the changes approved by the Town, depicted on Exhibit S, including use of a 100-watt bollard fixture at the areas adjacent to the clubhouse, pavilion, and clubhouse parking lot.
  - 5) That any future water features or landscaping in or adjacent to the existing ponds north of the clubhouse be approved by Town of Paradise Valley staff prior to construction. All landscaping shall be substantially maintained on the subject property as long as the permittees, their heirs, successors or assigns shall operate a golf course and country club upon the golf course property. Water use shall be in accordance with Arizona Department of Water Resources standards.
  - 6) That the golf course shall only be open for play during daylight hours.
  - 7) That any golf related activities held at the golf clubhouse or at the proposed outdoor pavilion are limited to the following:
    - a) Golf tournaments for charities and golf outings.

- b) Professional golf tournaments with no spectators.
  - c) Group outings for members, their guests, and guests of the Camelback Inn Resort.
- 8) Other activities or non-golfing functions in the pavilion shall be limited to parties,
- a) weddings, receptions, and banquets, with related entertainment and shall be limited to a maximum of 220 people, excluding service personnel, from sunrise to 3:30 p.m. and to a maximum of 300 people, excluding service personnel, after 3:30 p.m. No such activities or functions shall be permitted outdoors or on clubhouse or pavilion patios or balconies after one (1) hour following sunset, but this shall not prohibit people from walking outdoors to and from the clubhouse or pavilion balconies and patios before 10:30 p.m. For the purposes of this stipulation, the times each day for sunrise and sunset shall be as published in the Arizona Republic newspaper. All allowable activities held at the golf clubhouse or at the proposed outdoor pavilion shall be compliant with noise requirements per Chapter 10-7 of the Town Code. Further, there shall be no stand-alone, outside public media commercial advertising for non-golfing activities or functions to be held at the proposed pavilion.
- 9) The Golf Course Property may be used for the operation of a golf course, a golf clubhouse with a restaurant incidental to the clubhouse, a pavilion, and underground facilities for golf carts and equipment and all uses related, incidental, and appropriate thereto, and no changes, expansions, additions, or alterations to the Golf Course Property or improvements thereon shall be allowed without an express written amendment to this Special Use Permit. Upon the issuance of a certificate of occupancy for the pavilion, the use of tents is limited to not more than three (3) charity golf functions per year and only for the duration related to the function.
- 10) The "pro shop" shall offer for sale merchandise that is appropriate and incidental to the operation of golf and country club and related recreational activities.
- 11) Recognizing the area covered by the Special Use Permit is subject to frequent flooding and that flood control projects are in existence and planned for the area. Camelback Inn Properties, Inc., a Delaware Corporation, its successors and assigns, do hereby agree to tender an indemnity agreement and defend and hold the Town harmless from any injury to persons and damage to property incurred as a result of flooding or other water damage which occurs on the property that is the subject of this Special Use Permit.
- 12) The storage and collection of trash shall remain where it currently exists and shall be effectively screened to prevent visibility from Mockingbird Lane, Northern Avenue, the contiguous residential subdivision, and the golf course.

- 13) The proposed pavilion shall not exceed a height of 22-feet from the roof of the existing cart barn and sufficient landscaping as proposed in Exhibit D, some of which would approach the height of the building, shall be added at the time of construction. .
- 14) For major functions where overflow parking is expected, the function coordinator shall notify the Police Department at least thirty (30) days prior to the function and coordinate with the Police for parking management. At least seven (7) days before conducting or permitting the conduct of any function where overflow parking is expected, the function coordinator shall coordinate with the Paradise Valley Police Department on a written plan for traffic control, parking, litter control, and security.
- 15) For major functions the associates, i.e. employees, of the Camelback Inn shall be shuttled to the golf club and hotel guests will be encouraged to use a shuttle service to and from the golf club.
- 16) No delivery carts shall be permitted to either pick up or drop off deliveries to or from the proposed pavilion site between the hours of 10 p.m. and 7 a.m.
- 17) The Applicant, upon request, shall provide representatives of the Town with a list of functions at the pavilion and the number of guests attending each function and a report of the number of members. These records shall be continuously retained for a period of at least one-year from the date of the function and shall be made promptly available to the Town upon request.
- 18) Golf club membership shall be limited to 225 members.
- 19) The existing west wall of the Golf Club lot will be extended along the entirety of such parking lot, with no access to 68<sup>th</sup> Street. The existing parking lot wall height will be maintained, and the portion of the existing parking lot wall adjoining the Veit's property will be raised (subject to the Veit's approval), to the height of the west parking lot wall as extended. This work (the "extended wall work") will be done at the sole cost of Camelback Inn. Camelback Inn will consider input from officers and/or Board of Camelback Country Club Estates I and II Homeowners Association (the "HOA") in the design of the extended wall so that it is aesthetically appealing, cost effective and compatible with the exterior of Camelback Inn's new clubhouse facility. The extended wall work is subject to its acceptability by the Town and the Fire Marshal, and both the HOA and Camelback Inn will cooperate in obtaining any necessary Town variance for the Extended wall work. The extended wall work will include the installation and maintenance of appropriate directional and informational signage designed to direct Golf Club traffic away from 68<sup>th</sup> Street and toward the Northern Avenue access to the Golf Club, again subject to approval by the Town.
- 20) With respect to any function at the Golf Club for more than 150 people, excluding service personnel, Camelback Inn, at its

expense, shall engage an off-duty officer from the Town of Paradise Valley Police Department to enforce after 8:00 p.m. the traffic, parking, noise, time limit, and other stipulations contained in this Special Use Permit. Camelback Inn shall provide the HOA with a phone number, which will directly contact such officer while at the Golf Club if an HOA resident wishes to report a violation of such stipulations.

- 21) The Golf Club shall cease all golf and non-golf related activities, excluding service personnel work, no later than 12:00 midnight each day, and all guests, members, and non-service personnel shall leave the Golf Club premises by such time. Except for a limited number of lighting fixtures used for security purposes, all outdoor lighting in the golf club parking lot shall be shut off no later than 1 a.m. each day.
- 22) The clubhouse restaurant may not be operated to serve dinner to the outside public.
- 23) The term "major function" as used in stipulations 14 and 15 above shall mean the three (3) charity golf functions per year as mentioned in stipulation 9 above.
- 24) Between 6-8 months after the Town has issued a certificate of occupancy for the completed Golf club renovation, Camelback Inn representatives (including Wynn Tyner) and the HOA Board (and other HOA interested members) will meet to review the compliance with these stipulations.
- 25) All of the provisions of Paragraphs 5G through 8 of the Amended Special Use Permit Number 89-2, recorded as N0. 90-041794, Official Records of Maricopa County, Arizona, are set forth and modified herein.
  - a) Identification signs shall be allowed, provided that: Total sign area shall not exceed 20 square feet and free standing letters shall be made from materials that are of such quality that the sign(s) will not deteriorate in appearance due to normal exposure to sun, wind, rain, or passage of time. Signs may be illuminated by internal or indirect lighting provided that no flashing or intermittent illumination shall be allowed. Other signs incidental to the internal operation of the golf course such as golf markers or no trespassing signs shall be permitted.
  - b) Parking facilities shall be allowed upon those areas so delineated upon the Site Plan, including parking rights heretofore granted by the Paradise Valley Tennis Club to the Camelback Country Club on the area as shown in Exhibit "A" and as set forth in that certain Agreement dated November 30, 1973, between Marriott Hotels, Inc., Camelback Country Club, Camelback Estates, and Camelback Racquet Club, subject to the Town of Paradise Valley Rules and Regulations concerning parking.
  - c) Any and all buildings, structures and improvements, of any kind or nature, existing on the Golf Course Property as of the

date hereof as shown on the Site Plan and on Exhibits 89-1A and B through "D", and as amended in SUP-00-15 attached hereto are hereby deemed legally conforming. Such facilities may, notwithstanding any other provision contained herein or in the Town's Zoning Ordinance, be repaired, maintained and/or modified, renovated and, in the event of total or partial destruction or casualty from any cause, may be restored, reconstructed and/or replaced at their existing locations and in their existing configurations (including, without limitation, heights and square footages); such restorations, reconstruction and/or replacements shall comply with Chapter 5 of the Paradise Valley, Arizona, Town Code, to the extent such enactments are not inconsistent with the provisions of this Special Use Permit.

- d) The Golf Course Property, presently under the management of Camelback Properties Inn, Inc., as Lessee under the Golf Course Lease, shall remain under unified ownership or management, and all landscaping shall be substantially maintained on such property as long as the permittees, their heirs, successors, or assigns shall operate a golf course and country club upon the Golf Course Property.
- e) Camelback Properties Inn, Inc., as Lessee of the Golf Course Property for a term of one hundred years under the Golf Course Lease, shall have the right to assign its interest under this Special Use Permit to any party acquiring the Camelback Inn or the Golf Course Property in its entirety. The Special Use Permit as it applies to Camelback Properties Inn, Inc. shall have a term coincident with that of the Golf Course Lease.
- f) Should the Golf Course Property, or any portion thereof, be developed or used in a manner inconsistent with the stipulations of this Special Use Permit, then this Permit shall terminate unless reasonable steps have been undertaken to correct such violation within (30) days after written notice of violation from the Town of Paradise Valley is received by Camelback Properties Inn, Inc., and Lawyers Title of Arizona. Notice shall be given by personal delivery or by deposit in the United States mail, certified mail, return receipt requested, postage prepaid. The date notice is given shall be the date on which the notice is delivered, if notice is given by personal delivery, or the date of deposit in the mail, if the notice is sent through the United States mail. Notice shall be deemed to have been received on the date on which the notice is delivered, if notice is given by personal delivery, or three (3) days following the date of deposit in the mail, if the notice is sent through the United States mail. Notice shall be sent to the following addresses:  
Camelback Golf Course

7847 North Mockingbird Lane  
Paradise Valley, Arizona 85253

- g) Grantor recognizes the interest of Potomac Hotel Limited Partnership, a Delaware limited partnership, as co-tenant under the Golf Course Lease, such co-tenancy being solely for the purpose of creating in Potomac Hotel Limited Partnership a non-exclusive interest in the Golf Course Property pursuant to which guests of Mountain Shadows Resort, located at 5641 East Lincoln Drive, Paradise Valley, Arizona, shall have certain rights to the use and enjoyment of the Golf Course Property.
  - h) Recognizing the area covered by the Special Use Permit is subject to frequent flooding and that flood control projects are in existence and planned for the area, the Grantee, its successors and assigns, do hereby agree to defend and hold the Town harmless from any injury to persons and for damage to property incurred as a result of flooding or other water damage which occurs on the property which is the subject of this Special Use Permit.
  - i) Should any portion of this Special Use Permit be deemed unenforceable or invalid, such a determination shall not affect the balance of the provisions hereof.
- 26) This Special Use Permit supercedes all previous or existing Special Use Permits and all amendments to those previous Special Use Permits pertaining to the clubhouse area and Padre Golf Course. The 1989 Special Use Permit remains in force and effect as it pertains to the Indian Bend Golf Course.

#### **SUP 94-4 Restroom Facilities**

RESOLVED, that the SECOND AMENDMENT to the SPECIAL USE PERMIT is amended only so far as to change the location of the restroom facility from the original location to a site south of Doubletree Ranch Road as shown in Exhibit A to this Amendment.

This relocation is subject to the following restrictions:

- 1) The restroom building must be connected to domestic water and sanitary sewer.
- 2) There must not be any exterior lighting nor project identification signage.
- 3) Prior to the issuance of any building permits for the restroom facility, the Town Engineer must agree that the restroom building will not impede drainage in the Indian Bend Wash area.
- 4) There shall be no vending machines in, on, or near the property.
- 5) The site plans shall match on sheets 1,2,and 5.
- 6) Paragraph 1. of the Second Amendment is rescinded.

### SUP 92-3

- 1) A new restroom facility may be constructed and used on that portion of the real property subject to this Special Use Permit which is shown by the Golf Course Plat dated January 23, 1992, by Wiley & Associates, Inc., Project No. 4007, certified by the Town of Paradise Valley Town Clerk as Exhibit A to this Special Use Permit.
- 2) Each of the six (6) golf cart bridges as currently existing at the locations shown by the aforementioned Golf Course Plat, dated January 23, 1992, are deemed legally conforming with all applicable ordinances, laws and regulations of the Town of Paradise Valley. Although Marriott Corporation or the then operator of the golf courses will be responsible for the maintenance and repair of such golf cart bridges, as well as any modifications or replacements of such golf cart bridges desired by Marriott Corporation or the then operator of the golf courses, the Town of Paradise Valley and not Marriott Corporation or the then operator of the golf courses shall be obligated for any modifications or replacements to such golf cart bridges required or requested by the Town of Paradise Valley or other applicable authority. For the purpose hereof, modifications or replacements of such golf cart bridges shall include all earthwork, channelization and landscaping in connection with or resulting from the placement and design of such golf cart bridges.
- 3) The three bridges designated GC-2, GC-3, GC-4, and GC-5 in Len Erie's letter dated March 13, 1992 shall be changed pursuant to that letter and the exhibit referenced in the paragraph of that letter concerning the GC-3 cart crossing. The letter and referenced exhibit are attached to this Second Amendment as Exhibit B.
- 4) This Second Amendment is subject to the following stipulations concerning the new restroom facility shown on Exhibit A as detail N.T.S.:
  - a) The engineering and landscaping designs as well as architectural elevations shall be submitted to the Town and be approved by the Planning & Zoning Commission as well as the Town Council.
  - b) That this facility shall be connected to a public sewer system.
  - c) That the structure be approved by the Town Council Flood Plain Board to allow the structure to be located within the Indian Bend Wash encroachment line.
  - d) The Town Engineer shall review the finished floor elevation to insure that it is consistent with the flood plain ordinance.
  - e) The Town Engineer shall ensure that no flood water in any way enters the sanitary sewer system.
  - f) There will be no exterior lighting on this structure.
- 5) This Second Amendment does not pertain to the real property formerly owned by the Elias M. Romley Family Trust and designated as Parcel C-2 and Parcel D-2 by the Special Use Permits, as amended.
- 6) All other terms of the original Special Use Permits dated July 27, 1978, as amended January 25, 1979, not expressly considered in this Second Amendment shall remain in full force and effect.

**SUP 89-2 (Indian Bend Course)**

- 1) This Special Use Permit supersedes the Special Use Permit issued to Lawyers Title of Arizona on November 29, 1973; as amended June 12, 1975; as amended September 25, 1975; as amended November -13, 1975, recorded in Docket 11 624, pages 918-919, Maricopa County Recorder M.C.R. ; as amended November 13, 1975, recorded in Docket 11 624, pages 944-952, M.C.R. ; as amended October 14, 1976, recorded in Docket 11945, pages 964-966, M.C.R. ; as amended August 9, 1979, recorded in Docket 13844, Page 1353-1355, M.C.R., as amended March 12, 1981, recorded in Docket 15203, pages 979-980, M.C.R. ; as amended August 12, 1982, recorded in Docket 16257, pages 9495, M.C.R., as it pertains only to the Golf Course Property as described below; as amended June 23, 1983, recorded as instrument 83-342365, M.C.R.; as amended October 28, 1982, recorded October 12, 1983, as instrument 83-411608, M.C.R. This Special Use Permit shall not affect the existing Special Use Permit issued to Lawyers Title on November 29, 1973, as amended, as it applies to the Paradise Valley Tennis Club and its related facilities.
- 2) The real property (the "Golf Course" ) be used for the golf course, golf course clubhouse and related facilities is located in the Town of Paradise Valley, Maricopa County, Arizona at 7847 North Mockingbird Lane and is more particularly described as follows:
  - B. Exhibit B - Site Plan showing golf course clubhouse with kitchen/storage addition, prepared by Loy Clemons Associates
- 3) The development, construction and usage of the Golf Course Property shall be in compliance with those certain documents marked and certified by the Paradise Valley Town Clerk as: A. Exhibit 89-2A - Site Plan showing entire Golf Course Property, prepared by Wiley and Associates, Inc., dated 2.88 (February 1988). A.I.A. dated July 6, 1982. C. Exhibit C - Excavations showing the golf course clubhouse with kitchen/storage addition , prepared by Loy Clemons Associates A. I .A. dated July 6, 1982.
- 4) The golf course property may be used for the operation of a golf course, a golf clubhouse, and underground facilities for golf carts . Exhibit D - Camelback Inn Underground Storage, prepared by Loy Clemons Associates A.I.A. dated June 26, 1979. and equipment and all uses related, incidental , and appropriate thereto, and no changes, expansions, additions or alterations to the Golf Course Property or improvements thereon shall be allowed without an express written Amendment to this Special use permit. The height of all buildings shall not exceed 30 feet from existing grade. The golf course shall be open for play only during daylight hours. Parking lots shall have low lighting consistent with Article X, Section 1023 of the Zoning Ordinance of the Town of Paradise Valley. Storage and collection of garbage and trash shall be confined to areas effectively screened to prevent visibility from Mockingbird Lane, Northern Avenue, the contiguous residential subdivision, and the golf course. The "pro shop" shall offer for sale merchandise.
- 5) This Special Use Permit is subject to the following stipulations: appropriate and incidental to the operation of a country club and related recreational activities .

- a) Restaurant (food and beverage) facilities shall be permitted.
- b) Identification signs shall be allowed, provided that : Total sign area shall not exceed 20 square feet and free standing letters shall be made from materials that are of such quality that the sign(s) will not deteriorate in appearance due to normal exposure to sun, wind, rain or passage of time. Signs may be illuminated by internal or in direct lighting provided that no flashing or intermittent illumination shall be allowed. Other signs incidental to the internal operation of the golf course such as golf course markers or no trespassing signs shall be permitted.
- c) Parking facilities shall be allowed upon those areas so delineated upon the Site Plan, including parking rights heretofore granted by the Paradise Valley Tennis Club to the Camelback Country Club on the area as shown in Exhibit "A" and as set forth in that certain Agreement dated November 30, 1973, between Marriott Hotels, Inc. Camelback Country Club, Camelback Estates and Camelback Racquet Club, subject to the Town of Paradise Valley Rules and Regulations concerning parking.
- d) Any and all buildings , structures and improvements, of any kind or nature, existing on the Golf Course Property as of the date hereof as shown on the Site Plan and on Exhibits 89-1A and B through "D" attached hereto are hereby deemed legally conforming. Such facilities may, notwithstanding any other provision contained herein or in the Town's Zoning Ordinance, be repaired, maintained and/or modified, renovated and, in the event of total or partial destruction or casualty from any cause, may be restored, reconstructed and/or replaced at their existing locations and in their existing configurations ( including , without limitation , heights and square footages) ; such restorations, reconstruction and/or replacements shall comply with Chapter 5 of the Paradise Valley, Arizona, Town Code, to the extent such enactments are not inconsistent with the provisions of this Special Use Permit. The Golf Course Property, described in Section 2 above, presently under the management of Camelback Properties Inn, Inc., as Lessee under the Golf Course Lease, shall remain under unified ownership or management, and all landscaping shall be substantially maintained on such property as long as the permittees, their heirs, successors, or assigns shall operate a golf course and country club upon the Golf Course Property. Camelback Properties Inn, Inc., as Lessee of the Golf Course Property for a term of one hundred years under the Golf Course Lease, shall have the right to assign its interest under this Special Use Permit to any party acquiring the Camelback Inn or the Golf Course Property in its entirety. The Special use Permit as it applies to Camelback Properties Inn, Inc. shall have a term

coincident with that of the Golf Course Lease. Should the Golf Course Property, or any portion thereof, be developed or used in a manner inconsistent with the stipulations of this Special Use Permit, then this Permit shall terminate unless reasonable steps have been undertaken to correct such violation within thirty (30) days after written notice of violation from the Town of Paradise Valley is received by Camelback Properties Inn, Inc., and Lawyers Title of Arizona. Notice shall be given by personal delivery or by deposit in the United States mail, certified mail, return receipt requested, postage prepaid. The date notice is given shall be the date on which the notice is delivered, if notice is given by personal delivery, or the date of deposit in the mail, if the notice is sent through the United States mail. Notice shall be deemed to have been received on the date on which the notice is delivered, if notice is given by personal delivery, or three (3) days following the date of deposit in the mail, if the notice is sent through the United States mail. Notice shall be sent to the following addresses:

Camelback Golf Course  
7847 North Mockingbird Lane  
Paradise Valley , Arizona 85253

- 6) Grantor recognizes the interest of Potomac Hotel Limited Partnership, a Delaware limited partnership, as co-tenant under the Golf Course Lease, such co-tenancy being solely for the purpose of creating in Potomac Hotel Limited Partnership a non-exclusive interest in the Golf Course Property pursuant to which guests of Mountain Shadows Resort, located at 5641 East Lincoln Drive, Paradise Valley, Arizona, shall have certain rights to the use and enjoyment of the Golf Course Property.
- 7) Recognizing the area covered by the Special Use Permit is subject to frequent flooding and that flood control projects are in existence and planned for the area, the Grantee, its successors and assigns, do hereby agree to defend and hold the Town harmless from any injury to persons and for damage to property incurred as a result of flooding or other water damage which occurs on the property which is the subject of this Special Use Permit.
- 8) Should any portion of this Special Use Permit be deemed unenforceable or invalid, such a determination shall not affect the balance of the provisions hereof.