



THE RITZ-CARLTON®

## The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application  
May 4, 2015



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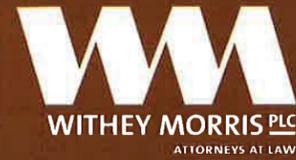


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May 4, 2015

Eva Cutro, Community Development Director  
Town of Paradise Valley  
6401 E. Lincoln Drive  
Paradise Valley, AZ 85253

Re: SUP District (Resort) for The Ritz-Carlton, Paradise Valley, 7000 E. Lincoln Drive

Dear Eva:

Attached hereto is the booklet and SUP submittal for the Ritz-Carlton Paradise Valley, the product of many months of diligent work by our design team. We believe this SUP incorporates direction from Town Staff provided in the pre-application review comments.

Following your preliminary review of the submittal, please advise us of any additional information you may need. We look forward to working with the Town and the community on this historical resort development.

Sincerely,

WITHEY MORRIS P.L.C.

By   
Jason Morris

JBM/jt  
Enclosure

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INTRODUCTORY LETTER



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## PROJECT TEAM

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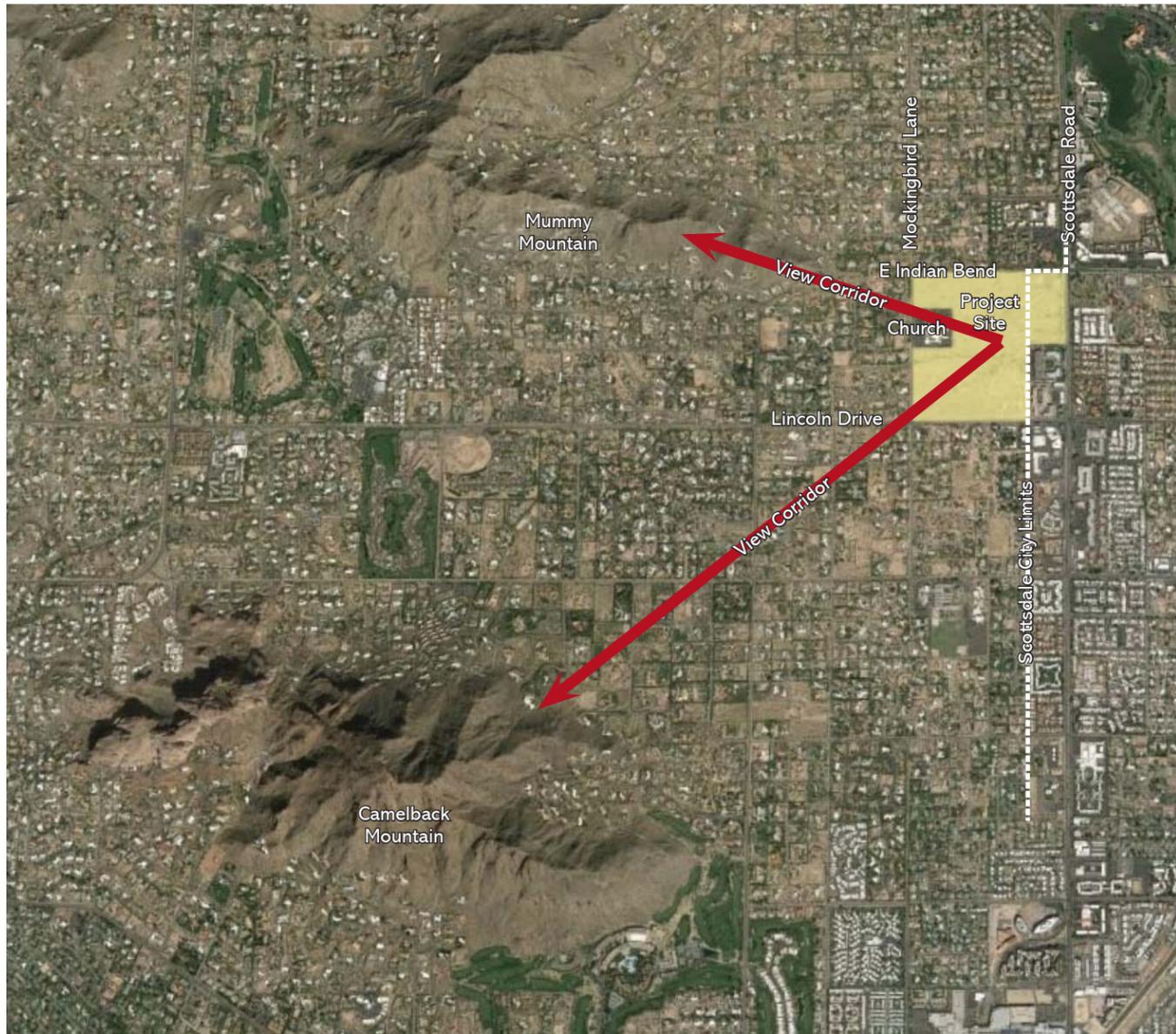


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**SITE CONTEXT**

The Ritz-Carlton Resort is located on 105 acres of undeveloped land abutting the City of Scottsdale to the east and bounded by Lincoln Drive on the south, Mockingbird Lane on the west and Indian Bend Road on the north.

The adjoining properties on the north, west and south are predominately single family residences. Saint Barnabas on the Desert Episcopal Church is surrounded on three sides by the project site.

The property offers spectacular views of Camelback Mountain to the southwest and Mummy Mountain to the west, which the Project will be designed to capture.



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**The Ritz-Carlton Resort**  
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## PROJECT NARRATIVE

### INTRODUCTION

Five Star Development Resort Communities, LLC ("Five Star"), in cooperation with the Ritz-Carlton group of hotels, is submitting this application for a Special Use Permit for the 105-acre property northeast of the corner of Lincoln Drive and Mockingbird Lane. The project's features will help ensure this resort development becomes one of the crown jewels of Paradise Valley. The centerpiece of the project is a new Ritz-Carlton resort and hotel which promises to be one of the finest properties of its kind ever built in Arizona.

Due to the Town Council's summer recess beginning in June, the timing of this submittal is necessary to obtain the Town's Statement of Direction prior to the recess. Five Star understands that even with the submittal of this formal application, the process will be fluid and allow for improvements to the project over the coming months. Specifically, Five Star intends to work directly with the Judson Estates Homeowner's Association and other adjacent neighbors to ensure the quality and compatibility of the development meets the community's expectations.

With the economy now recovering, project developer Five Star is poised to move forward with a thoughtfully refined development plan for the Ritz-Carlton resort and residential properties sensitive to the realities of a new economic landscape. The refined plan and improved plan also reflects the reality of development which has recently taken place adjacent to Paradise Valley in Scottsdale, where building heights now reach 48 feet with a density of 31 dwelling units per acre at the northwest corner of Scottsdale Road and Lincoln Drive. With the existing building intensity in Scottsdale, the proposed development is perfectly positioned to serve as the key transitional property between Scottsdale's bordering uses to the east and existing residences within Paradise Valley to the west.

### MASTER PLAN VISION

As a unique destination in a distinctive community, this 105 acre site includes over 78 acres of open space, includes dramatic views of Camelback Mountain and Mummy Mountain and is currently the largest undeveloped parcel in the desert enclave of Paradise Valley.

Five Star is setting out to create a world-class resort with associated residential and mixed use development that will not only draw visitors to Paradise Valley from around the world, but will also meet the current and future needs of local residents and neighboring communities. The first phase of the development is slated to open in the fall of 2017. The detailed Master Plan can be found and the Master Phasing Plan are included with this application.

The Master Plan is built on four unifying themes:

- Allow the history and beauty of the region to prevail by showcasing the spectacular natural features of Paradise Valley and by capturing the earthy spirit of the Sonoran desert.
- Consistent with the Town of Paradise Valley General Plan - Community Character and Housing 3.1.3.6, create a unique and memorable 21st century resort epitomizing the lifestyle of the desert southwest and serving as a world class asset for the Town of Paradise Valley.
- Introduce a sensitive and appropriate transitional use between Scottsdale Blvd, the Ritz-Carlton Hotel and the more rural areas of Paradise Valley honoring the Town's distinctive character.
- Introduce and sustain a wide variety of residential opportunities and recreational and entertainment amenities exceeding the expectations of current and future residents of Paradise Valley and its visitors.

Along with the exceptional Ritz-Carlton property, several other noteworthy project features are planned to elevate the new development to one of the finest attractions in the region.

- Plans for the project include creation of an open space area along Mockingbird Drive that will serve as a buffer between resort uses and the existing church to the north, as well as an additional buffer for residential development to the west.
- Plans also include significant improvements along Lincoln Drive, including a gateway feature at the Paradise Valley border on Lincoln, as well as significant improvements to the median running through the middle of the street.
- Plans include a pedestrian-friendly greenbelt open to the public that will provide a walking/hiking/biking path running from Mockingbird Drive through the project, improving pedestrian access to the Scottsdale Road corridor.

The Master Plan proposes several different uses throughout the site:

- Area A – Ritz-Carlton Resort Hotel (20.3 Acres, 200 Rooms)
- Area A1 – Ritz-Carlton Resort Villas Attached Residential (10 Acres, 80 units)
- Area B – Resort Branded Single Family Residences (28.7 Acres, 101 units)
- Area C – Ritz-Carlton Branded Single Family Residences (22.3 Acres, 59 units)
- Area D – Resort Branded Mixed-Use (8.3 Acres, 250 units)
- Area E – Palmeraie Resort Related Mixed-use Residential and Commercial (16.2 Acres, 200 units)

### 21st CENTURY RESORT

The centerpiece of the project is a new Ritz-Carlton resort and hotel which promises to be one of the finest properties of its kind ever built in Arizona. The hotel (Areas A & A1 on the Master Plan) is proposed to have 200 suites and bungalow rooms and 80 resort villas. The hotel includes features that will ensure its place as the premier resort destination in the region.

- The new Ritz-Carlton's 80 resort villas are much larger than normal resort rooms with superior amenities and design and will be available for private ownership with an option for inclusion in the Ritz-Carlton hotel guest suite inventory for nightly rental. The opening of the Ritz-Carlton will be one of the most noteworthy events in the history of the hotel industry in Arizona.
- The Ritz-Carlton will be built on a small rise that will be created as part of the project, with a stunning Grand Lobby situated above the rest of the project and with open views of the nearby mountains. The Grand Lobby will be the highest point on the project and will create an iconic architectural presence for the new Ritz-Carlton.
- The resort will include water features that cascade down from the elevated Grand Lobby through the project, down to where the world-class spa will be located in the southwest portion of the property.
- The resort will also feature a specialty dining concept.



Arizona's dramatic natural features provide the design inspiration for the new Ritz-Carlton Resort, and associated development in Paradise Valley. In a lush pocket of the Sonoran desert with breathtaking views of Camelback Mountain and Mummy Mountain, this legacy resort will provide a relaxing retreat for visitors drawn to the area's natural beauty, 5-star recreational amenities, world-class restaurants, and luxury retail stores. Situated within area A of the Master Plan, the wide range of rooms and suites, with their corresponding square footage, will allow the resort to accommodate both short-term and long-term stays.

The Hotel building massing will be horizontal and linear with a sinuous layout branching from a central axis echoing the iconic cottonwood and willow groves of Sonoran desert river valleys. The central axis, dominated by water features, has been oriented toward the direct views of Camelback Mountain.

Further homage is paid to the natural order of the desert landscape by creating a new topography on site. The guest approach to the hotel lobby building from Lincoln Avenue will be slightly raised and the Hotel lobby will be approximately 20 feet above existing grade. The elevated prominence of the lobby will allow for an enhanced view of Camelback Mountain, and from portions of the public spaces, a view of Mummy Mountain and Western sunsets. The site has been shaped so that the guestroom casitas, nestled in an oasis of vegetation, will be stepped down behind the lobby buildings in three separate tiers on either side of the central axis. The central axis contains the Hotel's swimming pools and other water features positioned in a meandering layout in separate tiers stepping down to the Spa complex at the foot of the axis and located six feet below current grade. This will enable the spectacular views to be maximized while reinforcing the visitor's sense of a river winding its way between canyon walls down the Hotel's central axis and out towards Camelback Mountain.

The design for the resort hotel and villas will employ simple elegant forms to create relaxed comfortable spaces in the time-honored tradition of luxury architecture. Rooms and suites will be connected by quiet courtyard gardens and shaded walkways – evoking the sense of a village. Large windows with deep overhangs promote the resort's indoor – outdoor living ethos and provide unobstructed views of Camelback Mountain and the dark star-studded skies of the Arizona night. The restaurants, ballrooms and meeting rooms also flow into adjacent outdoor spaces to take advantage of Arizona's climate.

Building materials selected for use in a desert climate will also be chosen to enhance a quality of organic desert-bred naturalness for the resort; living roofs on the casitas amplify the sense of riverine oasis; local stone and tile, wood, plaster, glass, all can be used to promote a sense of modern elegance and intimacy while paying homage to the essential elements distinctive of the Sonoran desert.

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## PROJECT NARRATIVE

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## VARIETY OF RESIDENTIAL LIFESTYLES

The Master Plan envisions a variety of residential units for the site intended to provide for the different lifestyle needs of current and future Paradise Valley residents. The undeveloped project site has long acted as an outlying vacant barrier between the intensity of development on Scottsdale Boulevard and neighboring communities and the residences of Paradise Valley. While the site cannot remain vacant in perpetuity, the proposed Master Plan recognizes the desirability of an appropriate transitional use for this development which will employ the principle of buffering density and massing in the various residential components as they recede from Scottsdale Boulevard towards the existing residential areas of Paradise Valley.

The Master Plan provides a variety of residential options:

- Ritz-Carlton branded single family residences, in Area C and resort branded single family residences in Area B of the Master Plan, are within the Resort itself and have access to its amenities. This single family residential area offers slightly smaller homes than most other areas in Paradise Valley, but still provides homeownership opportunities on individual lots with privacy. The two single family residence areas have different average lot sizes. Area B has a total of 323,200 square feet of residential floor area with 4.68 dwelling units per acre; and area C has a total of 236,000 square feet of residential floor area with 3.52 dwelling units per acre.

The proposed densities of the detached single family residential areas are reflective of other existing and planned developments within Paradise Valley such as Colonia Miramonte, Montelucia, and Mountain Shadows Resort. The densities of these comparable developments range from 4.36 to 5.45 dwelling units per acre and the detached single family residential range from 3.52 to 4.68 dwelling units per acre and lot sizes from 9,000 square feet to 21,500 square feet. A detailed comparison is provided in the Comparative Developments Table within this application.

- The Resort Branded Mixed-Use in Area D of the Master Plan and is also closely related to the hotel site and focus views on Camelback and Mummy Mountain. Attached luxury residences will range in size from 1000 – 3,500 square feet for each unit, with a total of 300,000 square feet of residential floor area. They will feature large decks and rooftop terraces for indoor / outdoor living. The attached residences will be three and four stories and will serve as a buffer from the 4-story multi-family residences and 3-story office complex on the site's eastern boundary, and will step down toward Lincoln Drive and the Ritz-Carlton Hotel. Along the northern end of Area D, connecting the development to the Shops at Palmeraie, are 15,000 square feet of restaurant uses.
- Non-branded attached residential uses are located between the Scottsdale City limit line and the resort in Area E of the Master Plan. These two, three and four story buildings will step down toward Lincoln Drive and the Ritz-Carlton Hotel. This luxury residential product will provide a buffer from the variety of buildings and massing along Scottsdale Road. The residential use in this area will have a total 243,000 square feet of floor area.

Ritz-Carlton has the option to brand the residences in Areas B and D of the Master Plan. A more detailed overview of densities, total floor area square footages and average lot sizes for each residential use is provided in an overview table within this application. Throughout this application, additional narrative detail can be found relating to development standards, design guidelines, infrastructure development, and phasing proposed for each area of the Master Plan.

## PALMERAIE

The Palmeraie, shown as Area E on the Master Plan, will be home to an unparalleled selection of the world's most prestigious brands and specialty retailers. With premier designer boutiques, world-class dining, and renowned residences, the Palmeraie will deliver a stylish and unique experience unlike any other in Paradise Valley.

The Palmeraie is situated within both the Town of Paradise Valley and the City of Scottsdale. The development will be bifurcated by a roadway along the City/Town boundary lines with a portion of the residential and retail uses on both sides of the site. Only the portion of the site on the west side of the bifurcated roadway will be subject to review by Paradise Valley.

On the Paradise Valley portion of the site, the Shops at the Palmeraie will be home to approximately 130,600 square feet of exceptional retailers and over 27,700 square feet of premiere dining destinations showcasing celebrated international chefs and regional favorite talents to provide services to resort guests, visitors and area residents. It will also feature a new 36,400 square foot neighborhood grocery store. Palmeraie will offer approximately 243,000 square feet of high-end attached residential. The development will be served by a below grade parking garage.

Palmeraie is designed to provide resort-related retail options for the Ritz-Carlton guests and residents. With its walkable, pedestrian-friendly urban streetscape, the Palmeraie provides a natural connection to the Ritz-Carlton. Palmeraie's vehicle circulation and parking destinations will provide safe pedestrian linkages within and to the center. Meaningful public gathering spaces will be created for multiple uses including community gatherings and other events. The retail areas are designed for ideal solar orientation with wide, shaded sidewalks and multiple outdoor dining patios. Lush contextual landscape will be provided along with water features to naturally cool outdoor spaces and create a sense of place. Palmeraie's design will ensure cross-shopping opportunities and connections within the shopping center and from the Ritz-Carlton resort. The residential, retail and dining at Palmeraie will have a symbiotic relationship with the world-class Ritz-Carlton Resort, and will provide a new and vibrant destination for Paradise Valley and Scottsdale.

## COMMUNITY AND INTER-CONNECTIVE DESIGN

The Master Plan envisions the Ritz-Carlton Hotel becoming an integral part of the local community. While the main access to the Ritz-Carlton Hotel is via Lincoln Drive, the Hotel will also enjoy a connection via a walking Plaza to the Palmeraie Shopping Center to be constructed on the portion of the site within the City of Scottsdale. This central Plaza with its open air restaurants, outdoor cafes, boutiques and adaptive open spaces will be an entertainment draw for visitors, residents and hotel guests alike with special events. Along Indian Bend, ground floor community oriented retail will meet the daily needs of the residents for quality specialized food and services. The Hotel's specialty restaurant will anchor the west end of the central square furthering the symbiotic relationship between the hotel and its community.

Vehicle circulation within each development area is planned to be cognizant of the traffic patterns and roadway types adjacent to the site. The primary access for the hotel and single family residential immediately to the south of it is from Lincoln Drive, which includes the main entrance to the resort hotel; Palmeraie is accessed from Indian Bend Road and Cactus Wren Road; and the Resort Villas are accessed from Cactus Wren Road via Scottsdale Road. There will be no entrance to the development from Mockingbird Lane, which is specifically designed to protect and preserve our neighbors to the west, including the Judson Estates Homeowner's Association.

To ensure minimal disruptions to nearby neighborhoods, the development team will be focused on keeping the construction period as short as reasonably possible. The project is also anticipated to have a positive impact on nearby property values, due namely to the quality and reputation of the Ritz-Carlton brand and the anticipated price of the Ritz-Carlton branded residences.

The project is designed to direct traffic to a primary entrance off of Lincoln Drive, away from existing residential neighborhoods, thereby mitigating any possible traffic impacts on nearby residents. The project's design will also include extensive landscaping on the perimeter that will not only enhance the overall beauty of the project, but to also complement nearby neighborhoods and improve the landscaping along the streets surrounding the project.

The new Ritz-Carlton will truly be the finest resort development ever completed in Arizona, and one that Paradise Valley residents will be proud to consider as a sensitive and beneficial neighbor.

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## PROJECT NARRATIVE

III-3

## KEYS TO SUCCESS

Five Star appreciated the opportunity to be part of the “Community Conversation” on the Ritz-Carlton Paradise Valley project held on February 12, 2015. It was a positive experience that generated a great deal of excitement and enthusiasm about the project as well as constructive commentary from members of the community and Town Staff.

Per Town Staff’s request, this section will provide a narrative on how the “Keys to Success” outlined in the Community Conversation are intended to be incorporated into this application.

## FORM

The Ritz-Carlton Paradise Valley will be designed and constructed to not only compliment but also enhance the character of Paradise Valley, while making the Town’s “brand” even stronger by adding in a world-class resort destination and community.

The project will incorporate many innovative design features with the goal of creating a world-class project while addressing land-use challenges outlined in the Town’s voter-approved General Plan. The appropriate plan for this site has been carefully studied and the proposed development will provide significant open space, ensuring single-family residential uses along the portions of the property bordering Paradise Valley, significant underground parking and exceptional architectural design.

The project’s height and density will achieve a balance between preserving the character of the community, making the project financially viable and achieving the General Plan’s designation of providing a “transitional” zone to taller projects directly adjacent to the project in Scottsdale.

As for the community’s questions related to the Town’s traditional one-acre lots, we understand that a significant portion of the town is designated for one-home-per-acre zoning. However, the Town’s voter-approved General Plan recognizes this property is better suited for other land uses. Additionally, the land uses proposed for this project are consistent with land uses developed within other resort projects in the community. There are several similar communities in Paradise Valley that enhance the character of Paradise Valley and which provide a model for the Ritz-Carlton such as Colonial Miramonte and Mountain Shadows. Another goal of the “Keys” document is to “Provide residential options for residents who wish to downsize but still live in Paradise Valley.” The Ritz-Carlton Paradise Valley will achieve this goal while serving a niche in Paradise Valley real estate which is in high demand in today’s market.

## FUNCTION

As previously mentioned, the Ritz-Carlton Paradise Valley’s branded residences will be built to provide exceptional quality with the intent to enhance nearby property values while providing new residential opportunities for Paradise Valley residents who wish to downsize from larger lots. The residences will be designed to be the premier single-family homes of their size in Paradise Valley, with exceptional quality and finishes.

world-class resort, including dining options, a spa and supporting retail services. The design also includes a greenbelt retention space running through the property and would be available for the public to utilize and enjoy.

The Ritz-Carlton Paradise Valley project will generate significant revenue for the Town of Paradise Valley, both from construction and from ongoing resort and supporting retail operations. This impact will be well into the millions of dollars and will have a positive effect on the Town’s long-term financial picture.

Finally, the Ritz-Carlton Paradise Valley will include all the features one might expect from a world-class resort, including dining options, a spa and supporting retail services. The design also includes a greenbelt retention space running through the property and would be available for the public to utilize and enjoy.

## PROCESS

This application is designed to create a new Ritz-Carlton Paradise Valley project consistent with the character of the community and the General Plan while taking into account changes in the marketplace and the effects of nearby development in Scottsdale. The primary features of the Ritz-Carlton development remain the same and the land use is consistent with the General Plan and other resorts in the area.

The Town of Paradise Valley, the City of Scottsdale, and Five Star are in conversations to ensure development in both Paradise Valley and Scottsdale are well-designed and planned to alleviate any negative impacts.

Five Star has an agreement with the Ritz-Carlton for the operation, management and marketing of the Ritz-Carlton Paradise Valley. The agreement is a standard 30-year operating contract with extension options. The resort portion of the project will be built in the initial phase along with surrounding residential to ensure construction impacts are minimal and both the resort and residential use open concurrently. Therefore residents can immediately take advantage of resort amenities and the resort will not be impacted by residential construction.

Five Star looks forward to working proactively with the Town of Paradise Valley throughout this process, and to an extensive community outreach effort that will provide residents with multiple opportunities for input and involvement intended to improve and perfect the Ritz-Carlton Paradise Valley development.

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contact: Dawn Carter

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### NELSEN PARTNERS Mixed-Use Architecture

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## The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application  
May 4, 2015



## PROJECT NARRATIVE

III-4

## COMPARABLE SINGLE FAMILY DETACHED DEVELOPMENTS - DENSITIES AND LOT SIZES

Single Family Developments	Location	Density (du/acre)	Lot Sizes (Sq. Ft.)
Casa Blanca Estates*	NWC Chaparral Road & 68th St	1.36	32,000
Cheney Estates**	SW corner of Scottsdale Rd and Mockingbird Ln	1.65	26,329
Colonia Miramonte*	NWC 56th St & Lincoln	4.36	10,000
Firebrand Ranch*	NWC 50th St & Beryl Ave	2.42	18,000
Gross Pointe*	70th Pl & Vista Drive	2.42	18,000
Montelucia**	NEC Tatum & Lincoln	5.42	8,031
Mountain Shadows Resort (old)*	SWC 56th St & Lincoln	4.36	10,000
"Mountain Shadows Resort Residential Area E (new)*"	SEC 56th St & Lincoln	5.45 & 4.36	8,000 & 10,000
Mountain View*	NEC of Tatum & Mountain View	2.42	18,000
Orange Valley Estates*	69th Place & Vista Drive	2.42	18,000
Ritz Carlton Area B**	Indian Bend Road and Mockingbird Lane	4.68	9,300
Ritz Carlton Area C**	Lincoln Drive and Mockingbird Lane	3.52	12,350

\*Density calculated by using the minimum lot size allowed within the zoning district

\*\*Density calculated by using an average of the specific lot sizes as depicted on the site plan.

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**The Ritz-Carlton Resort**

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Comparable Single Family  
Residential Developments



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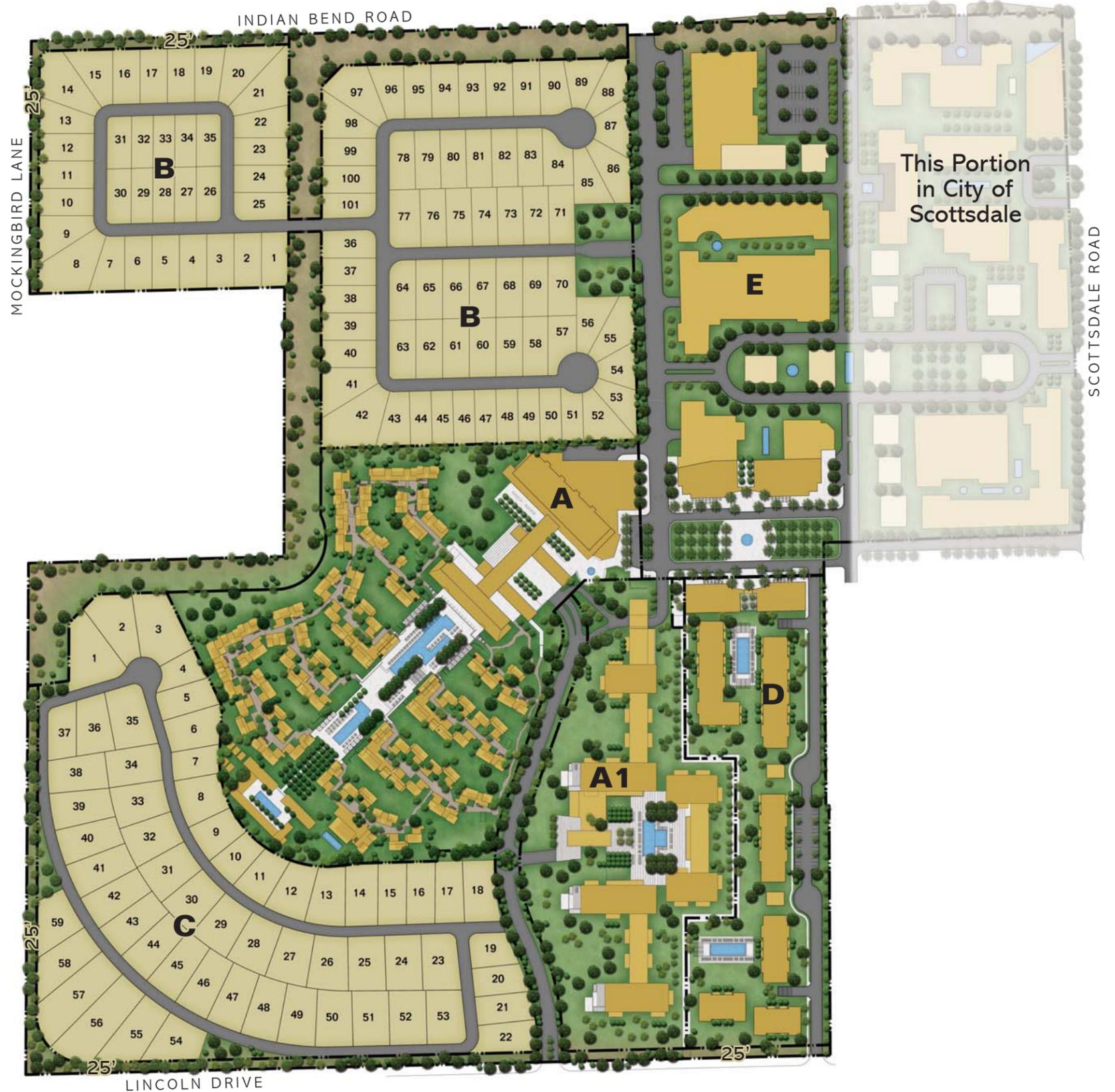
## The Ritz-Carlton Resort

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# MASTER PLAN

Parcel	Description	Acreage
A   A1	Ritz-Carlton Hotel and Villas	30.3
B	Single Family Resort Branded Residential	28.7
C	Single Family Ritz-Carlton Branded Residential	22.3
D	Attached Residences - Resort Branded Residential	8.3
E	Palmeria Resort Related Mixed Use	16.2
<b>TOTAL</b>		<b>105.8 Acres</b>



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**The Ritz-Carlton Resort**  
Paradise Valley Special Use Permit Application  
May 4, 2015



**MASTER PLAN**  
Land Use Plan  
IV-1

**2015 Proposed SUP Overview**

Parcel	Land Use Product	Gross Acreage	Proposed Residential Units	Residential Lot Sizes	Setbacks (3)	Average Dwelling Unit Size	Residential Square Footage	Resort Related Square Footage	Parcel Coverage (1)	Maximum Height (2)
<b>A</b>	Ritz-Carlton Resort Hotel	20.3	Public Spaces 200 Hotel Rooms		A to B: 50' A to C: 30'			110,000 180,000	29%	48' 24'
<b>A1</b>		10.0	80 Resort Villas		A1 to D: 30'			242,750	19%	36' & 48'
<b>B</b>	Resort Branded Single Family Residential	28.7	101	9,000 sf min 9,300 sf avg	Front: 20'/25'/35' Side: 10' total Rear: 20'/35'	3,200 sf	323,200		26%	24'
<b>C</b>	Ritz-Carlton Single Family Residential	22.3	59	12,000 sf min 12,350 sf avg	Front: 20'/25'/35' Side: 10' Rear: 20'/35'	4,000 sf	236,000		24%	24'
<b>D</b>	Resort Branded Mixed-Use - Attached Residences - Food & Beverage	8.3	250		30'	1,200 sf	300,000	15,000	27%	36' & 48' 24'
<b>E</b>	Resort Related Mixed-Use - Retail - Attached Residences - Food & Beverage - Grocery	16.2	200		30'	1,200 sf	243,000	130,600 27,700 36,400	27%	24' 36' & 48' 24' 24'
<b>Totals</b>		105.8					1,102,200	742,450	26%	

**Total Square Footage**

Residential	1,102,200
Resort Related	742,450
<b>Total</b>	<b>1,844,650 SF</b>

**Parcel Setbacks**

North of Lincoln Drive:	25'
East of Mockingbird Lane:	25'
South of Indian Bend Road:	25'

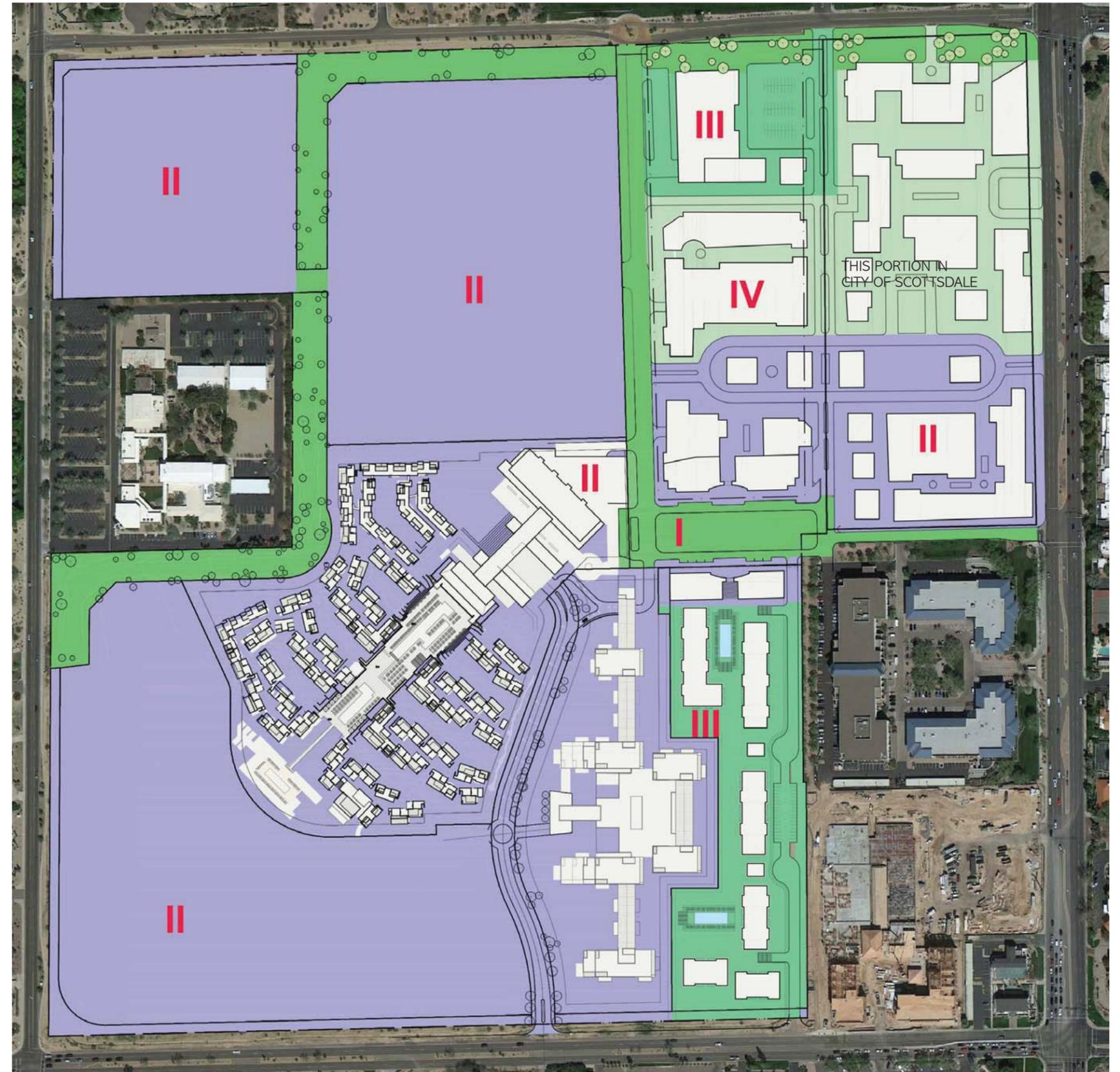
**Notes:**

- (1) Conditioned space at grade
- (2) The existing site slopes downward approximately 25' from the southwest to the northeast. Balancing of the hotel site will occur, to create terraced buildings pads, ranging from 7' of cut up to 19' of engineered fill. The maximum heights indicated are from engineered grades.
- (3) Residential Setbacks adjust as follows: Front Setback: 20' ground floor, 25' second story, 35' to the garage; Rear Setback: 20' ground floor, 35' second story

## PHASING + TIMING

The phasing of the Project:

- PHASE I WINTER 2015 to SPRING 2016  
Wash excavation and construction  
Grading + Infrastructure at key internal streets
- PHASE II SPRING 2016 to WINTER 2017  
Ritz-Carlton Hotel Construction  
Ritz-Carlton Residential Villas  
Resort Residential  
Retail shopping center
- PHASE III WINTER 2017 to FALL 2018  
Attached Residential Construction
- PHASE IV 2017 to 2020  
Attached Residential | Mixed Use Construction



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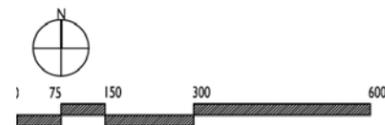


**TIMING AND PHASING**

Hotel | Residential | Mixed Use  
IV-3

**LEGEND**

- One Story Building: 14' - 16' above finish grade
- Two Story Building: 20' - 24' above finish grade
- Three Story Building: 28' - 36' above finish grade
- Four Story Building: 48' above finish grade



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**PROJECT HEIGHTS**

Hotel | Residential | Mixed Use  
IV-4



Lincoln Drive | Mockingbird Intersection -  
Toward Site

Mockingbird - Looking North across from Judson Estates

Lincoln Drive at Town of Paradise Valley



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**The Ritz-Carlton Resort**

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**PROJECT STREET VIEWS**

Lincoln | Mockingbird  
IV-5



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## The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application  
May 4, 2015





**LEGEND**

- 1 Arrival Court | Reception
- 2 Ballroom Dropoff
- 3 Lobby
- 4 Ballrooms | Meeting Space
- 5 Outdoor Function areas
- 6 Oasis Pool Area
- 7 Guestroom Casitas
- 8 Spa | Fitness
- 9 Ritz-Carlton Residential Villas
- 10 Palm Court Plaza



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**The Ritz-Carlton Resort**

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**RESORT HOTEL**

Site Plan  
V-1

## HOTEL SUMMARY PROGRAM

GUESTROOMS		
Typical Guestrooms (160)		96,000 sf
Suites (40)		42,000 sf
Guestroom Support		13,800 sf

PUBLIC AREAS		
Lobby   Lobby Bar   Reception   Retail		7,000 sf
Restaurants (2)		6,000 sf
Ballrooms   Meetings		35,000 sf
Spa   Fitness   Club Lounge		15,000 sf
Misc		15,000 sf

BACK OF HOUSE AREA		60,200 sf
--------------------	--	-----------

TOTAL HOTEL		290,000 sf
-------------	--	------------

Underground Parking (480 stalls)		168,000 sf
----------------------------------	--	------------

## RITZ-CARLTON RESIDENTIAL VILLA PROGRAM

VILLA UNITS (80 units - 2000-3600 sf)		196,200 sf
---------------------------------------	--	------------

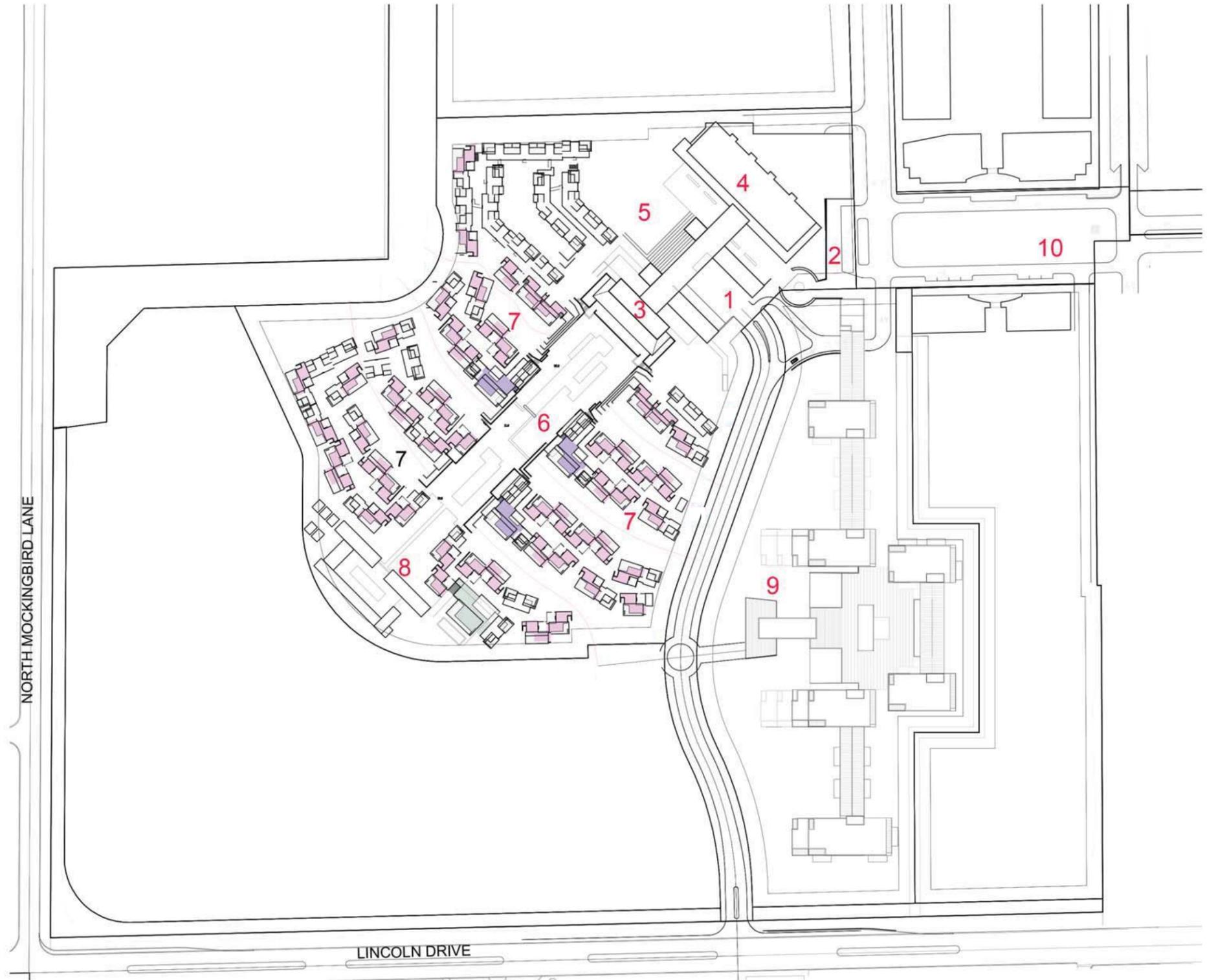
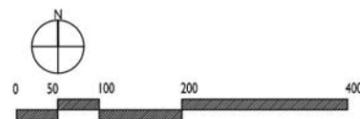
VILLA SUPPORT (Lobby   support   circulation   MEP)		48,550 sf
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TOTAL RESIDENTIAL VILLA		242,750 SF
-------------------------	--	------------

Underground Parking (260 stalls)		91,000 sf
----------------------------------	--	-----------

### LEGEND

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**The Ritz-Carlton Resort**

Paradise Valley Special Use Permit Application  
May 4, 2015



**RESORT HOTEL**

Hotel Program | Site Locations

V-2

**LEGEND**

- One Story Building: 14' - 16' above finish grade
- Two Story Building: 20' - 24' above finish grade
- Three Story Building: 28' - 36' above finish grade
- Four Story Building: 48' above finish grade



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**RESORT HOTEL**  
Building Heights  
V-3

**LEGEND**

**RITZ-CARLTON HOTEL**

- 1 Porte Cochere
- 2 Reception
- 3 Hotel Lobby
- 4 Hotel Lounge
- 5 Specialty Restaurant
- 6 Casual Restaurant
- 7 Pool Bar and Grill
- 8 Ballroom
- 9 Junior Ballroom
- 10 Meeting | Board Room
- 11 Prefunction
- 12 Hotel Parking (Valet)
- 13 Mechanical | Electrical
- 14 Administrative Offices
- 15 Back of House
- 16 Laundry | Employee Facilities
- 17 Cart Staging
- 18 Remote Service Building
- 19 Kitchen

**RITZ-CARLTON HOTEL - Amenities**

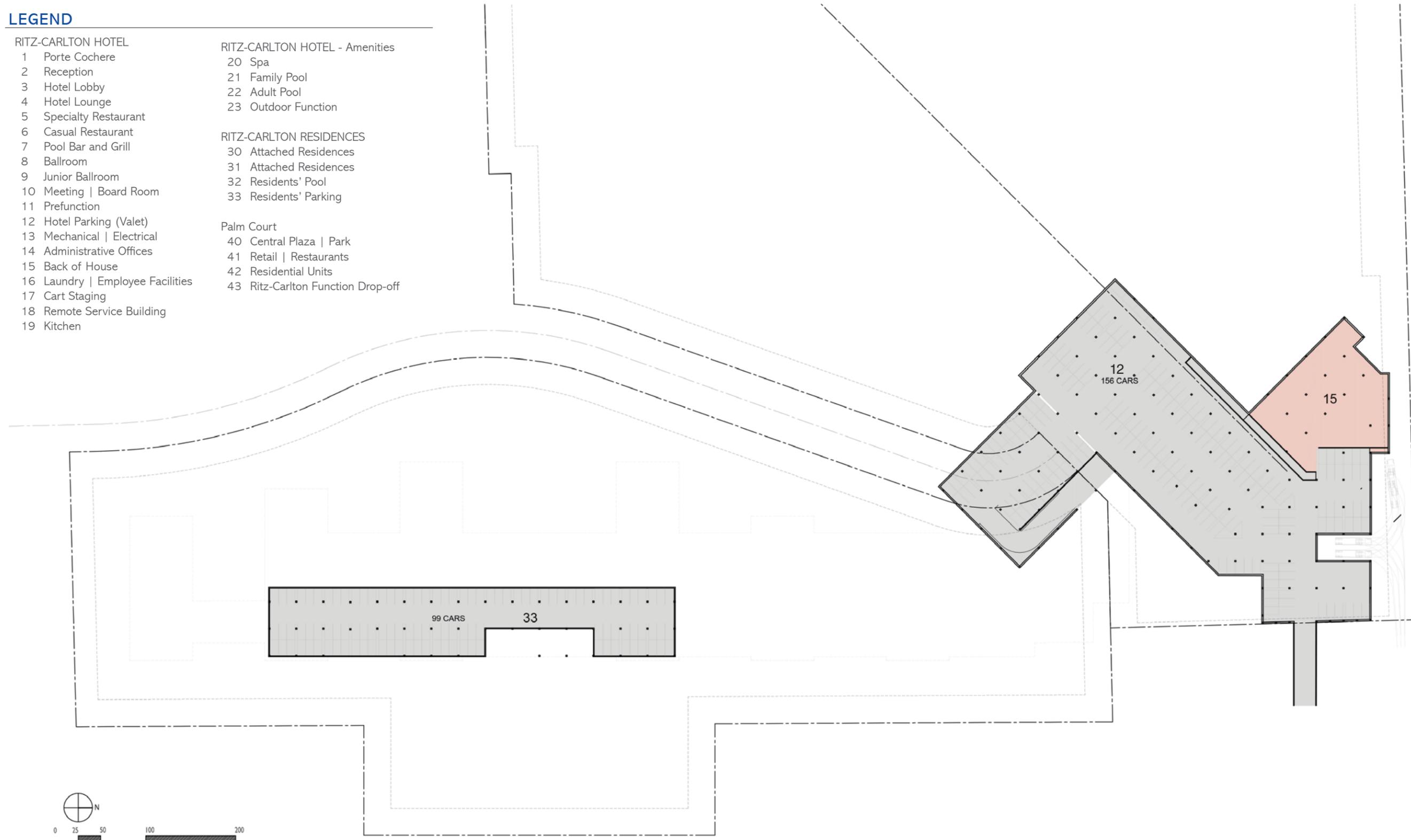
- 20 Spa
- 21 Family Pool
- 22 Adult Pool
- 23 Outdoor Function

**RITZ-CARLTON RESIDENCES**

- 30 Attached Residences
- 31 Attached Residences
- 32 Residents' Pool
- 33 Residents' Parking

**Palm Court**

- 40 Central Plaza | Park
- 41 Retail | Restaurants
- 42 Residential Units
- 43 Ritz-Carlton Function Drop-off



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**RESORT HOTEL**  
Basement Level Plan - Parking  
(0.00')

**LEGEND**

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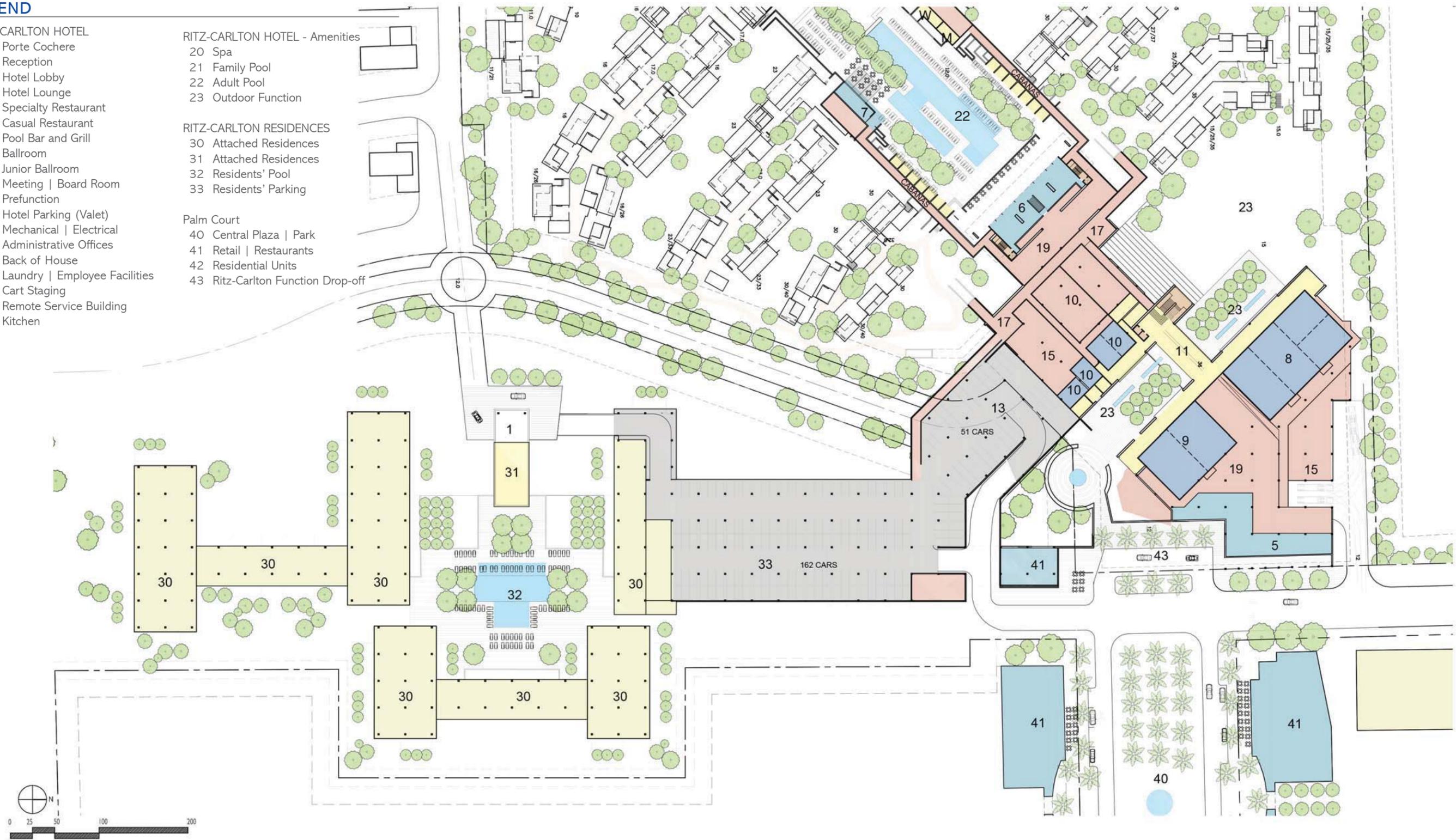
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**RESORT HOTEL**

Level 1 Plan - Ballroom (el 10)

V-5

**LEGEND**

**RITZ-CARLTON HOTEL**

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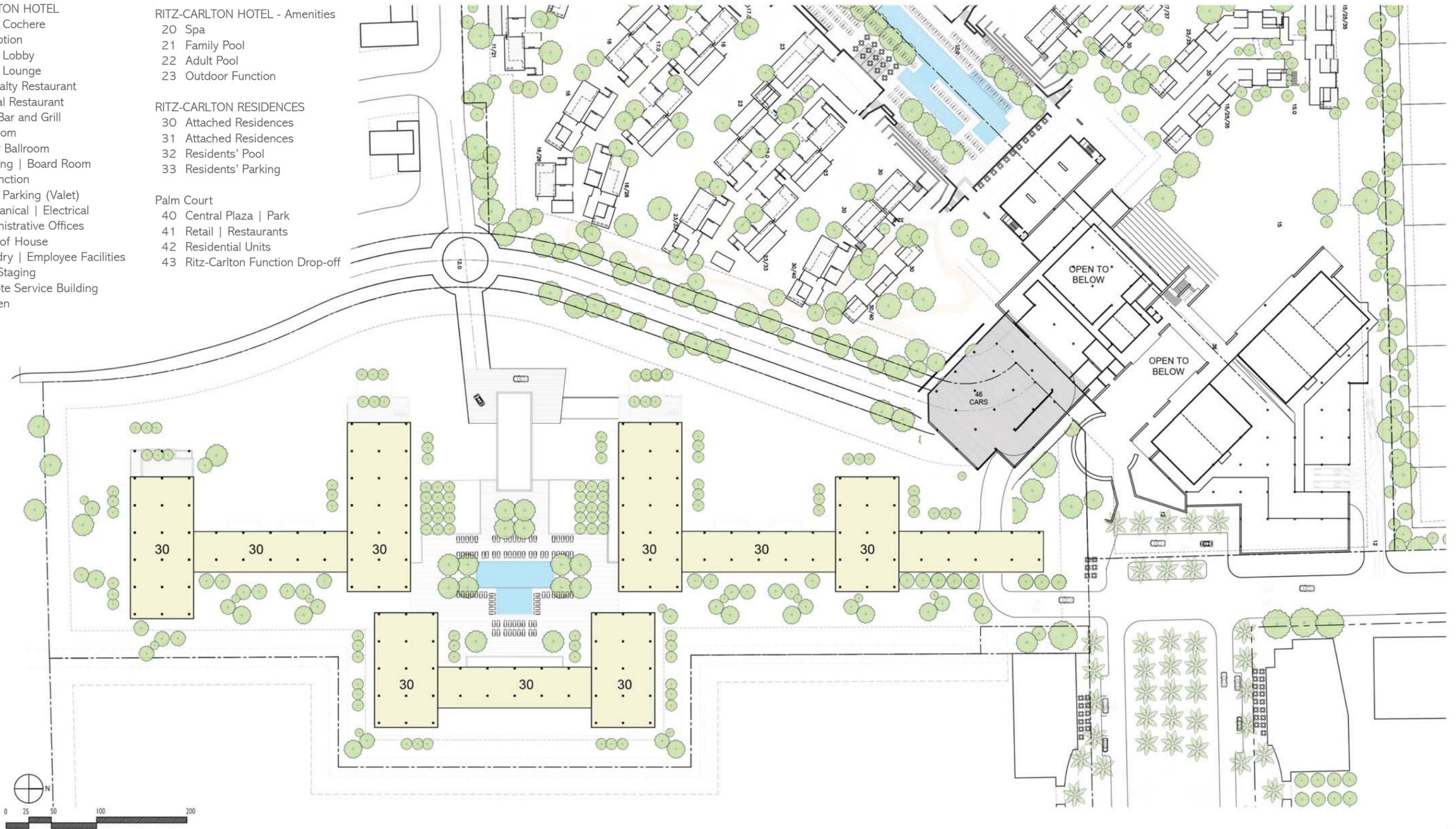
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**RESORT HOTEL**

Level 2 Plan - Parking | Residential  
(el 20)

V-6

**LEGEND**

**RITZ-CARLTON HOTEL**

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- 2 Reception
- 3 Hotel Lobby
- 4 Hotel Lounge
- 5 Specialty Restaurant
- 6 Casual Restaurant
- 7 Pool Bar and Grill
- 8 Ballroom
- 9 Junior Ballroom
- 10 Meeting | Board Room
- 11 Prefunction
- 12 Hotel Parking (Valet)
- 13 Mechanical | Electrical
- 14 Administrative Offices
- 15 Back of House
- 16 Laundry | Employee Facilities
- 17 Cart Staging
- 18 Remote Service Building
- 19 Kitchen

**RITZ-CARLTON HOTEL - Amenities**

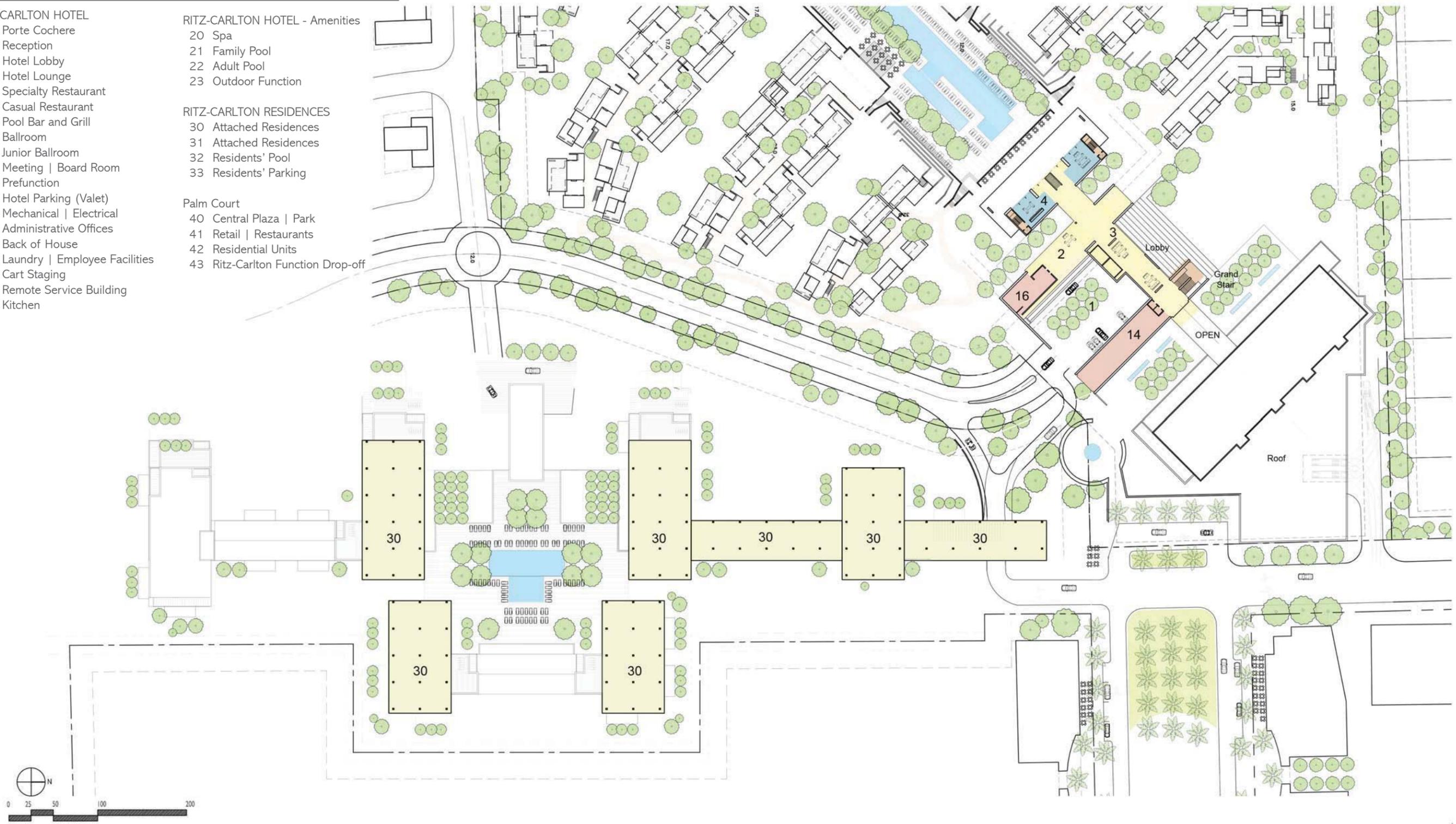
- 20 Spa
- 21 Family Pool
- 22 Adult Pool
- 23 Outdoor Function

**RITZ-CARLTON RESIDENCES**

- 30 Attached Residences
- 31 Attached Residences
- 32 Residents' Pool
- 33 Residents' Parking

**Palm Court**

- 40 Central Plaza | Park
- 41 Retail | Restaurants
- 42 Residential Units
- 43 Ritz-Carlton Function Drop-off



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**RESORT HOTEL**

Level 3 Plan - Lobby | Residential  
(el 34)

V-7

**LEGEND**

**RITZ-CARLTON HOTEL**

- 1 Porte Cochere
- 2 Reception
- 3 Hotel Lobby
- 4 Hotel Lounge
- 5 Specialty Restaurant
- 6 Casual Restaurant
- 7 Pool Bar and Grill
- 8 Ballroom
- 9 Junior Ballroom
- 10 Meeting | Board Room
- 11 Prefunction
- 12 Hotel Parking (Valet)
- 13 Mechanical | Electrical
- 14 Administrative Offices
- 15 Back of House
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- 18 Remote Service Building
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**RITZ-CARLTON HOTEL - Amenities**

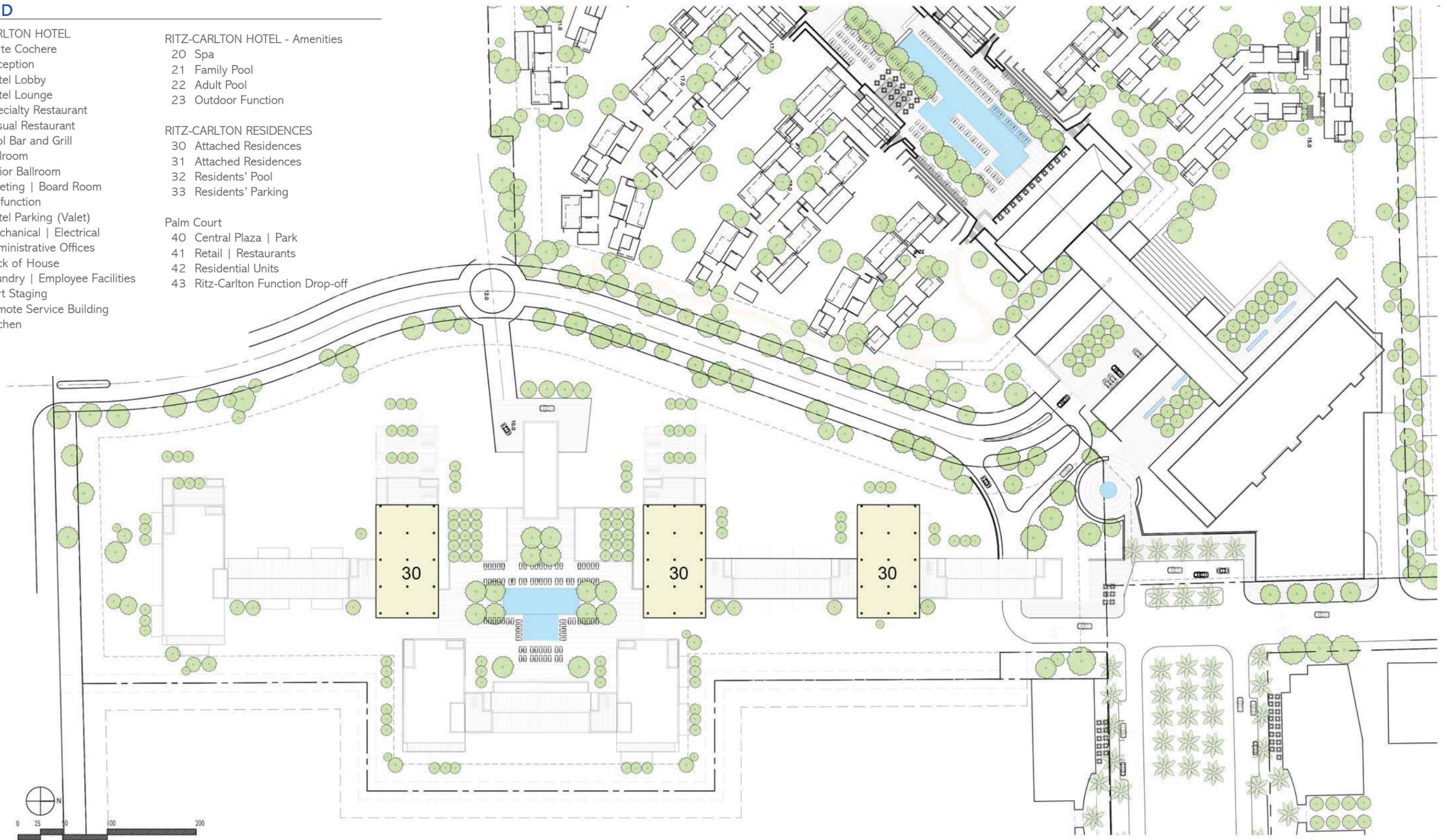
- 20 Spa
- 21 Family Pool
- 22 Adult Pool
- 23 Outdoor Function

**RITZ-CARLTON RESIDENCES**

- 30 Attached Residences
- 31 Attached Residences
- 32 Residents' Pool
- 33 Residents' Parking

**Palm Court**

- 40 Central Plaza | Park
- 41 Retail | Restaurants
- 42 Residential Units
- 43 Ritz-Carlton Function Drop-off



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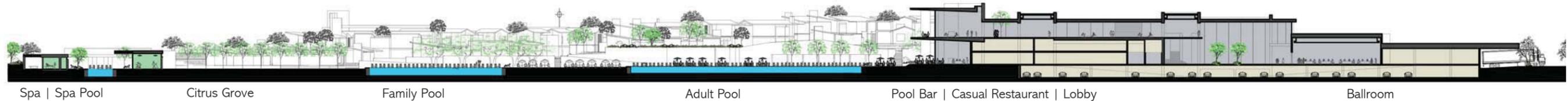
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**RESORT HOTEL**

Level 4 Plan  
Hotel Roof | Residential (el 40)

V-8



SECTION - OASIS POOL AREA

**OASIS POOLS**

The central axis of the Ritz-Carlton Hotel is a modern architectural interpretation of the riverbeds in the canyons of the Sonoran desert. These natural lush corridors winding through spectacular rock formations create connecting oasis of life in the desert landscape.

The hotel lobby and public spaces sit at the head of the axis, 25 feet above existing grade with a spectacular view of the resort's water features, pools and streams, as they meander down through lush landscaping towards the distant view of Camelback Mountain. This "meander" flows through a series of fractured and layered concrete and stone elements softened with landscaping to create the cliff walls reminiscent of a desert canyon upon which the Casitas sit.

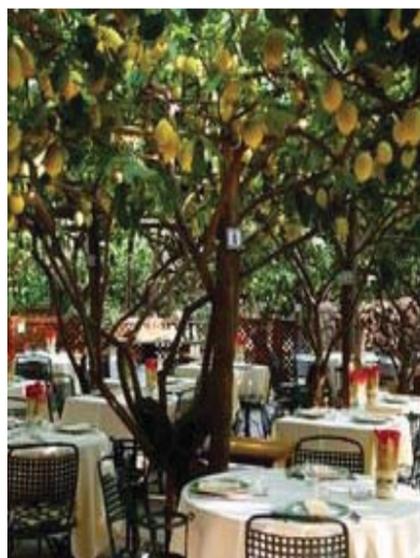
On either side of the canyon, the Casitas step up the guestroom Casitas rise for the Spa level toward the Lobby to about 12 feet above the pool deck. The canyon walls are a series of fractured and layered concrete and so the elements to create the cliff walls.

The landscaping in this area is lush with a variety of shade trees, trellis elements to provide shade. Water spray and fountains will provide cooling elements as well.

The Spa is the quiet sanctuary located at the end of the axis. Centered around a quiet lap pool, the spa treatment rooms will open to quiet gardens and relaxation areas. The Fitness Center and the Club Lounge will be part of the more active areas of this zone and bring guests to this part of the site.



PLAN - OASIS POOL AREA



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**RESORT HOTEL**  
Oasis Pool | Site Section  
V-9



PLAN - Guestrooms



ELEVATION - Guestrooms

## GUESTROOM CASITAS

The casitas are one and two story buildings which are grouped into three tiers that step down the hill toward Camelback Mountain. This creates spectacular views from the guestrooms. The zones between the tiers are landscaped open space that provides a private outdoor area off each unit. The hotel has a higher than normal quantity of suites, many of which connect to typical guestrooms to provide compounds for families – utilizing the entry courtyard. Additional amenities will vary but could include outdoor showers, plunge pools and private outdoor firepit

Casita building heights will be a mix of mostly one and two stories – which will provide a variety of rooflines and massing which will give the casitas a village like ambiance.

Walkways meander through shaded landscaped courtyards and narrow passages like a small village. Lush gardens, outdoor communal fireplaces and sitting areas enliven the walk to each unit. Each suite has an entry courtyard which is an intimate private space that the living and bedrooms open up to. The sense of discovery in the wandering pathways will offer the guest a special opportunity to enjoy all the resort has to offer.

The architecture of the casitas are simple modern buildings – made of natural integral colored stucco and stone accent walls. Roof planes with large overhangs will float above the lower building mass, and use liberal qualities of glass to create a strong indoor / outdoor life style that the 21st century guest will expect at a unique resort. The overhangs and trellis elements will control the sun on the large expanses of glazing to create comfortable indoor outdoor spaces. The flat sections of the roofs will have living roofs to protect views from units on upper tiers and the lobby bar.

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THE RITZ-CARLTON®

**RESORT HOTEL**

Casita Clusters

V-10



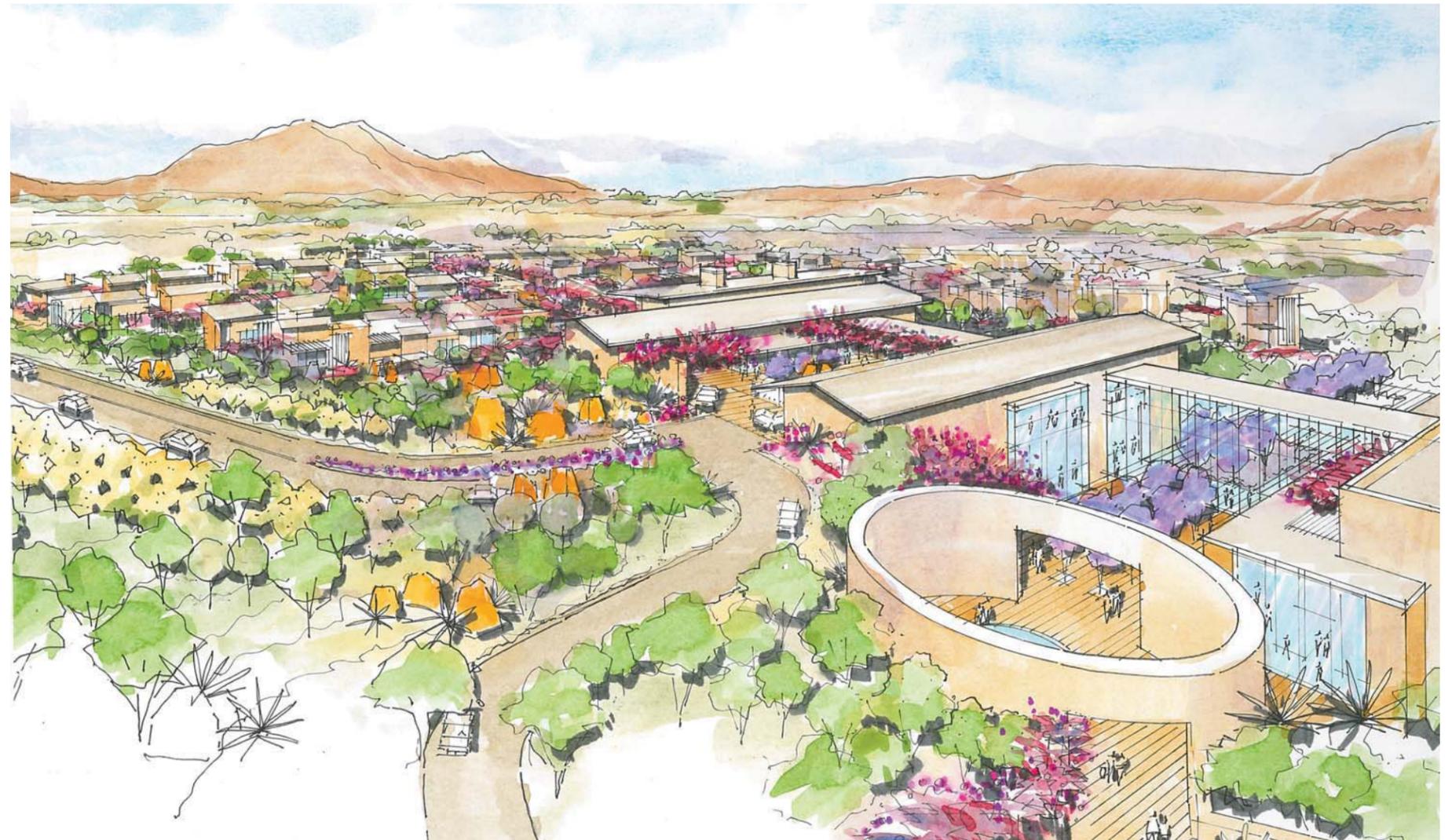
## RITZ-CARLTON - MAIN BUILDING

The guest enters the resort off Lincoln Drive. A shade covered single lane road sweeps up toward the entry courtyard of the Ritz-Carlton Hotel. Natural stone walls surround the entry court. The reception area sits up three steps, with a backdrop of lush garden. The lobby areas are the highest elevation of the resort and have commanding views.

The lobby stretches along the linear axis with Camelback Mountain at one end and the grand Stair to the Ballrooms on the level below at the other end. The Lobby bar opens to the view of Camelback Mountain and the Oasis Pool below – offering spectacular views of the mountain and the resort.

The architecture of Main Building has simple forms, natural materials and glass opening to the views. Large overhangs and sunshades provide protection from the sun and quiet places to enjoy the views.

The ballrooms and meeting space are located on the lower level. The pre-function areas open into courtyards and outdoor meeting spaces. The buildings are one and two stories



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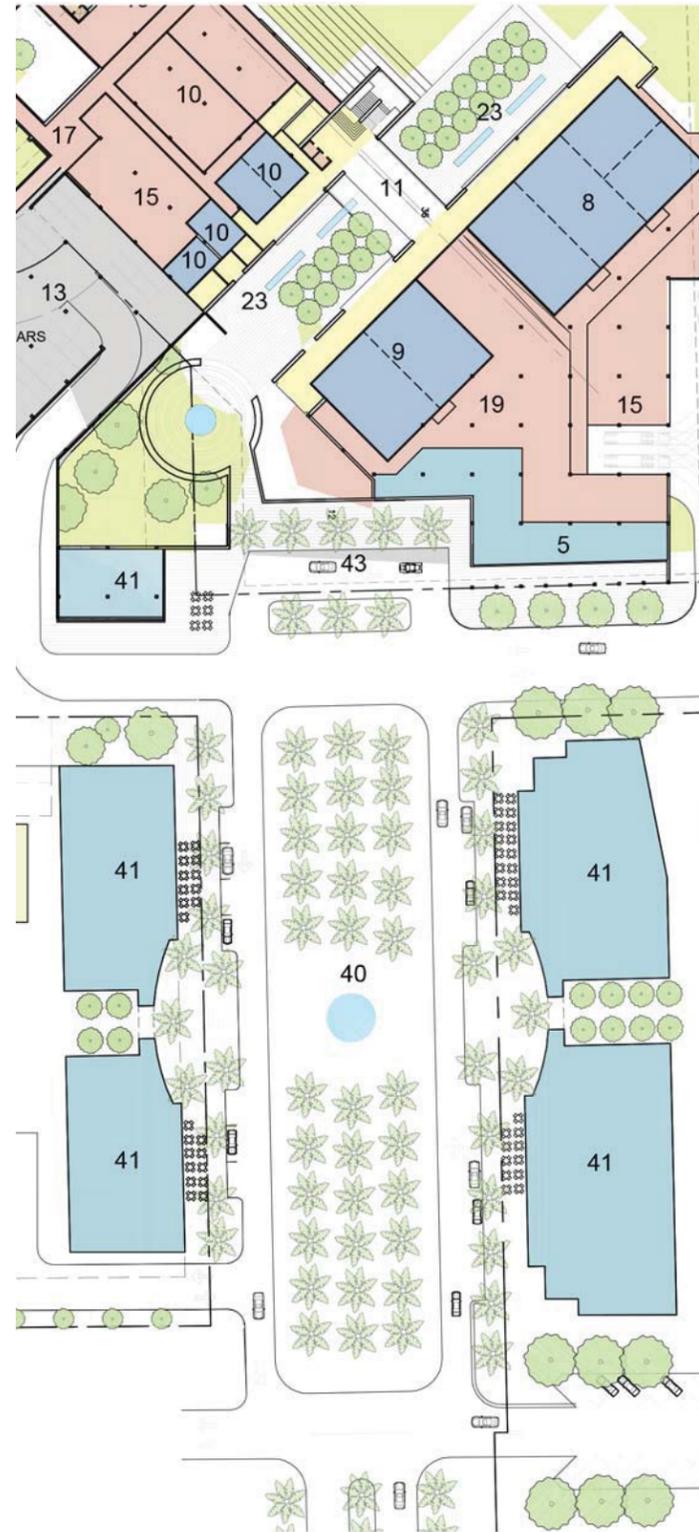


THE RITZ-CARLTON®

## RESORT HOTEL

Main Building | Lobby | Ballrooms

V-11



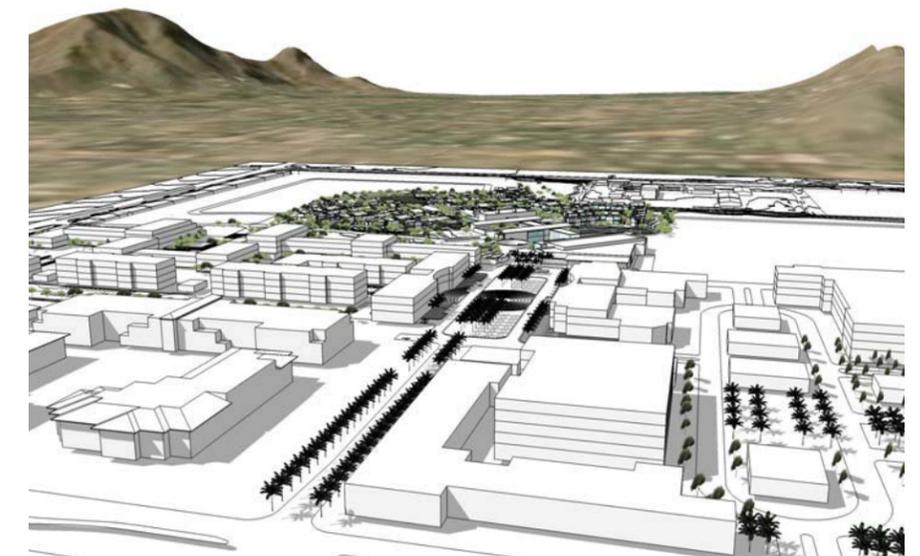
## THE PALM COURT

Ritz-Carlton Hotel – will become an integral part of the local community. While the main access to the Ritz-Carlton hotel is via Lincoln Drive, the Hotel will also enjoy a connection via a Plaza to the Shops at Palmeraie to be constructed on the portion of the site within the City of Scottsdale.

The central plaza with its open air restaurants, outdoor cafés, boutiques and adaptive open spaces will be an entertainment draw for visitors, residents and hotel guests alike with special events. The Hotel's specialty restaurant will anchor the west end of the central square furthering the symbiotic relationship between the Hotel and its community.

## LEGEND

- 5 Ritz-Carlton Specialty Restaurant
- 8 Ballroom
- 9 Jr Ballroom
- 10 Meeting Rooms
- 23 Meeting Outdoor Courtyards
- 40 Palm Court
- 41 Restaurants with Residential above
- 43 Ballroom Dropoff



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**RESORT HOTEL**

Palm Court  
V-12



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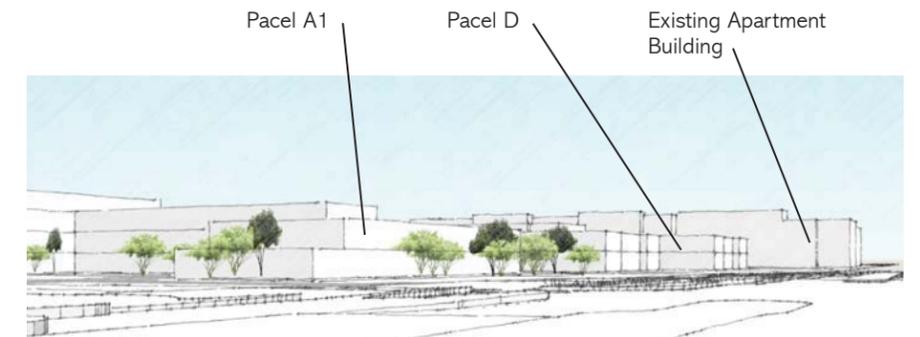
## RITZ-CARLTON RESIDENTIAL VILLAS

Adjacent to the Hotel, the branded Ritz-Carlton Residential Villas will offer whole ownership luxury attached residences. There will be 80 residential units within the two, three, and four buildings. The property has staff that is dedicated to serving the residence owners. Many hotel services are included, as well "a la carte" services like housekeeping and room service.

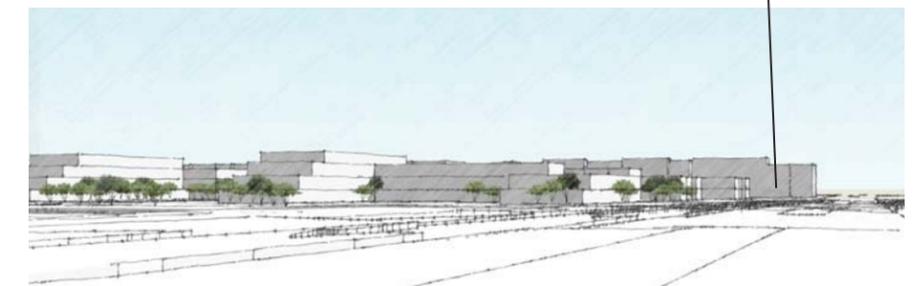
The architecture of the Residential Villas is in keeping with the general direction of the Ritz-Carlton Hotel – simple forms with natural honest materials. Each unit is oriented toward the views of Camelback and Mummy Mountains. Each unit will have expansive outdoor patios, roof terraces and plunge pools. The units will have high open ceilings with expansive glazing toward the view. Deep overhangs and sun shades will add to the interest of the exterior facades.

The building massing steps back from Lincoln Drive and off the resort entry drive. This will create roof terraces for each unit as well as break down the building massing.

The Residential Villas will have amenities that include a separate resort style swimming pool, lobby, concierge and underground parking with direct elevator access to each unit.



VIEW TOWARD SCOTTSDALE BLVD - at Ritz Carlton Entry



VIEW TOWARD SCOTTSDALE BLVD - Near Mockingbird Intersection

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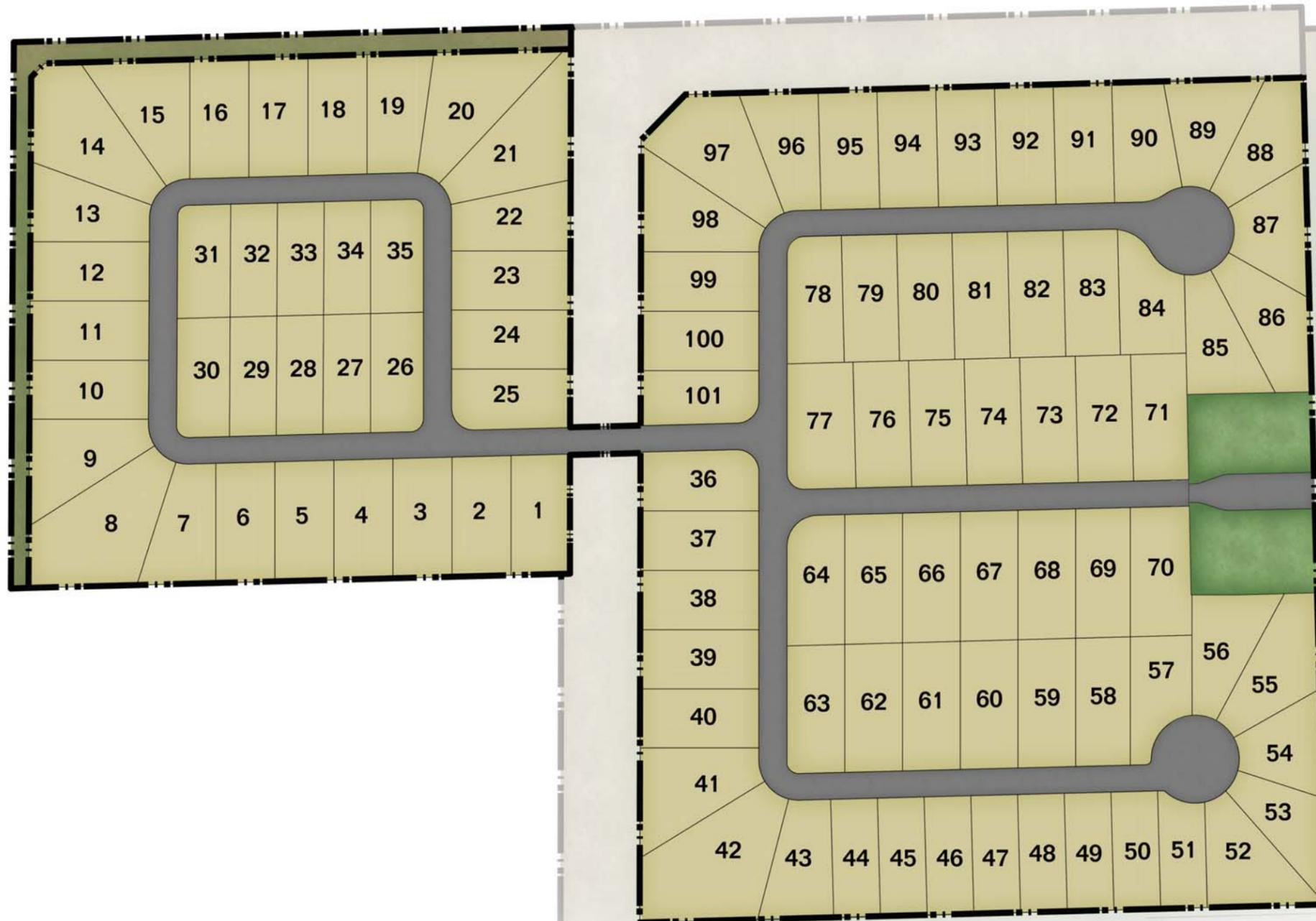
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THE RITZ-CARLTON®

**PARCEL A1**  
Ritz-Carlton Residential Villas  
VI-1



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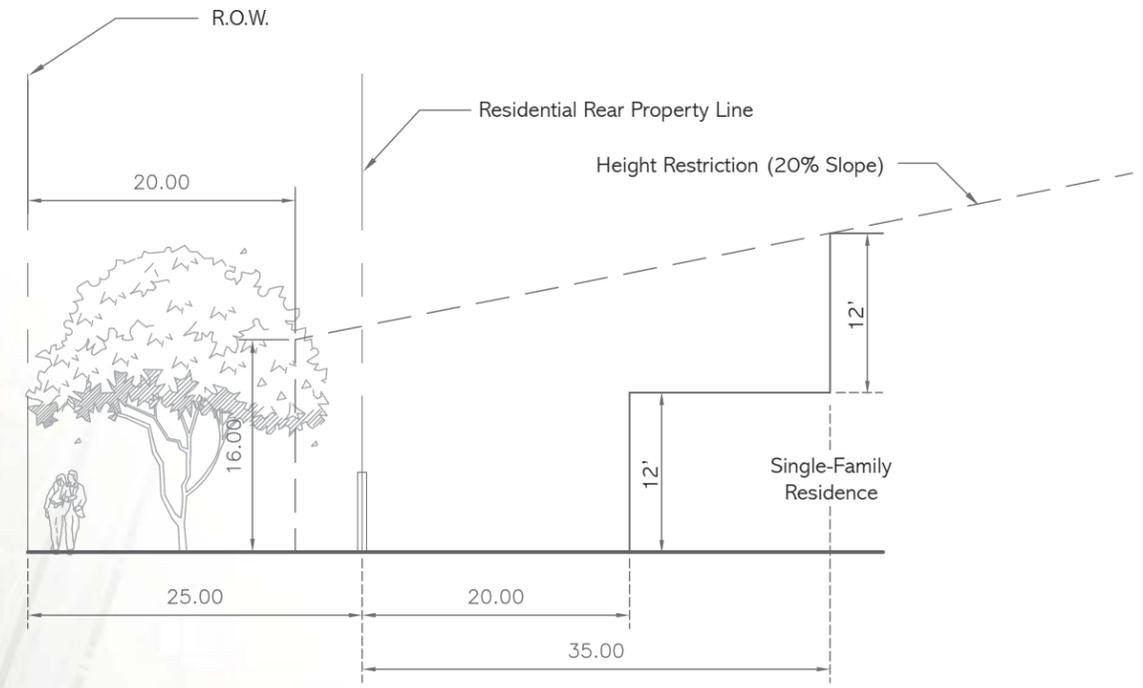


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**PARCEL B**  
Resort Branded Residential Lots  
VI-2



Open Space Criteria

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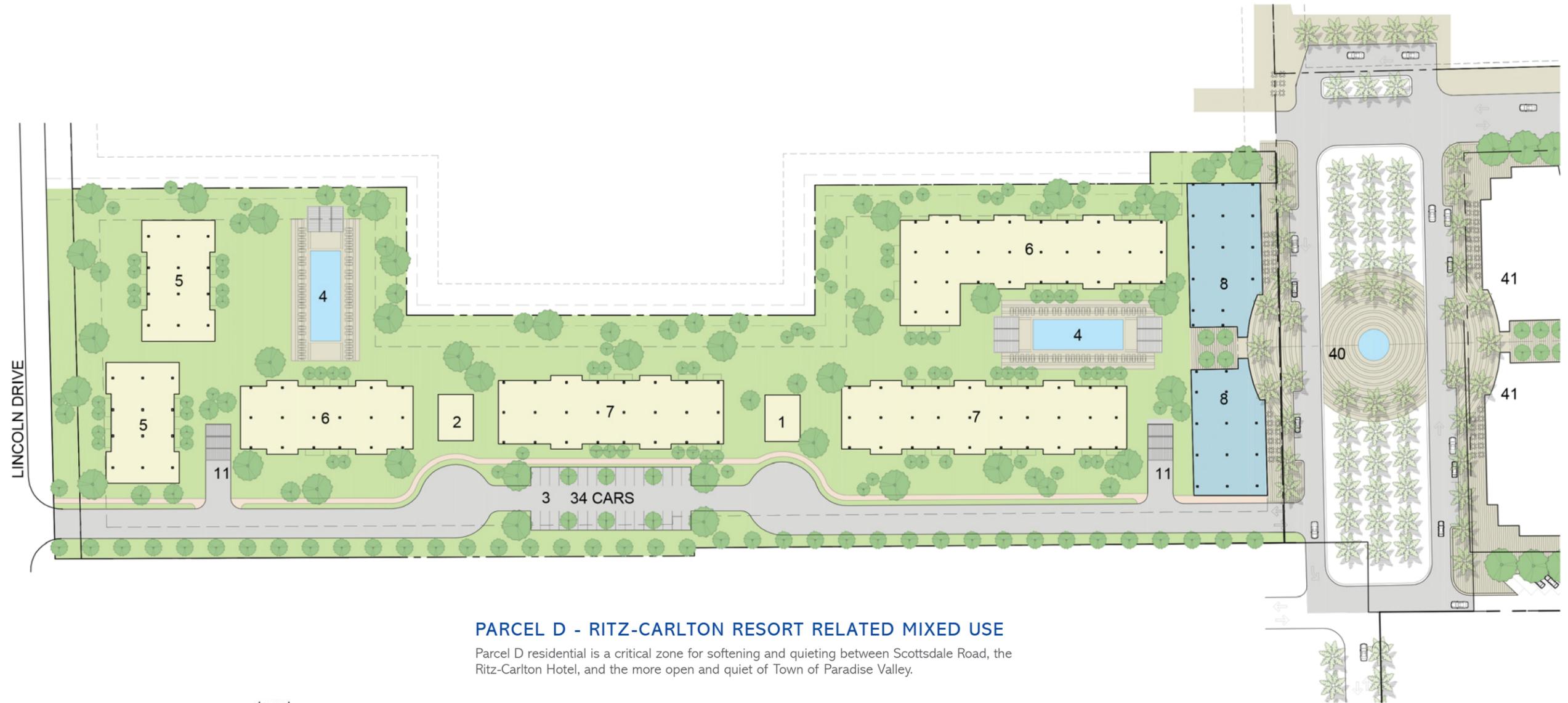


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**PARCEL C**  
Ritz-Carlton Residential Lots  
VI-3



**PARCEL D - RITZ-CARLTON RESORT RELATED MIXED USE**

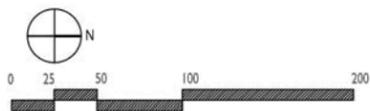
Parcel D residential is a critical zone for softening and quieting between Scottsdale Road, the Ritz-Carlton Hotel, and the more open and quiet of Town of Paradise Valley.

The units are whole ownership, non-branded attached residential of two, three and four stories. The facades will be broken down and stepped to provide a variety of massing and scale. This approach will tend to mask the four story apartment complex and office buildings along Scottsdale Road.

The building massing creates a series of courtyards both internal and with the neighboring Ritz-Carlton Residential project.

**Legend**

- RESIDENTIAL UNITS
- 1 Amenities Space
- 2 Administrative Office
- 3 Guest Parking
- 4 Resident's Pool
- 5 Two Story Residential
- 6 Three Story Residential
- 7 Four Story Residential
- 8 Two Story Residential Over Retail
- 9 Residential Parking
- 10 Mechanical | Electrical
- 11 Parking Entry
- PALM COURT (Town Square)
- 40 Central Plaza | Park
- 41 Retail | Restaurants



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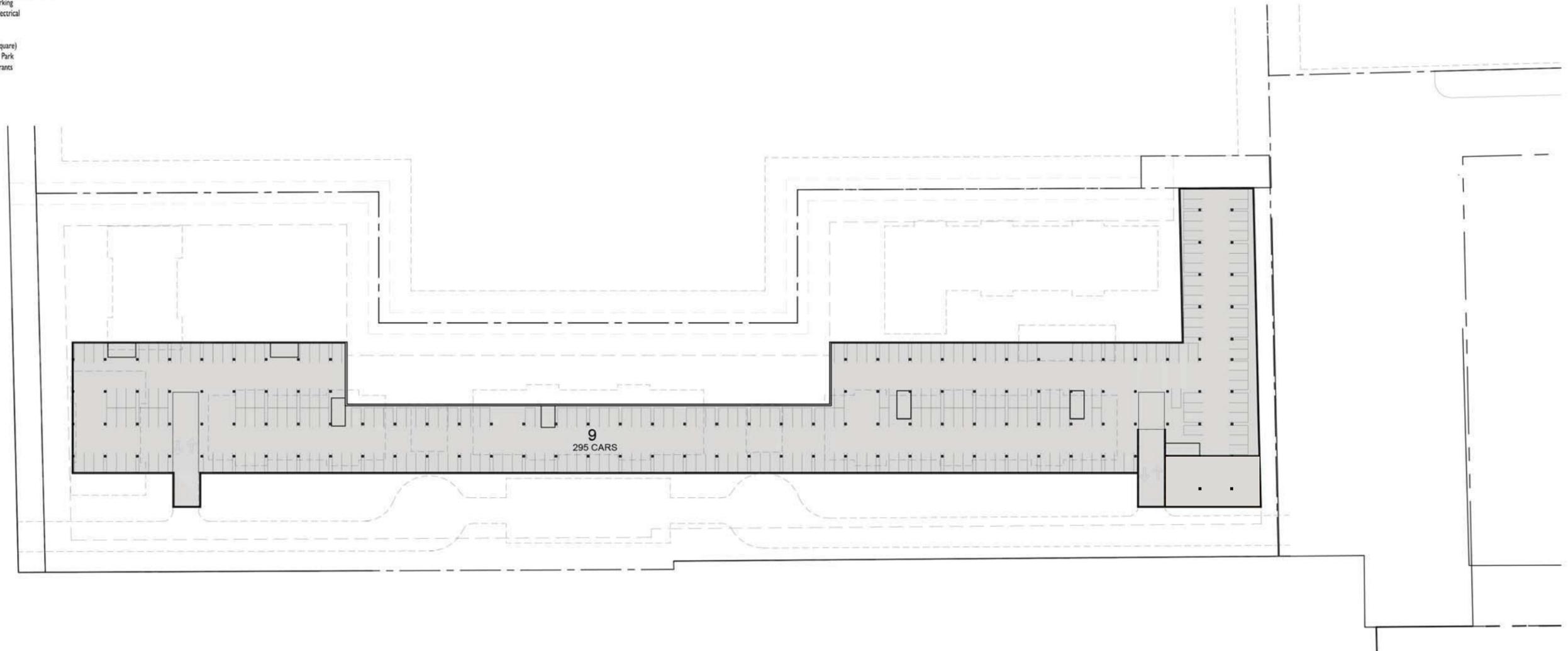
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Paradise Valley Special Use Permit Application  
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**PARCEL D**  
Resort Branded Residential Lots  
Ground Floor  
VI-4

**Legend**

- RESIDENTIAL UNITS**
- 1 Amenities Space
  - 2 Administrative Office
  - 3 Guest Parking
  - 4 Resident's Pool
  - 5 Two Story Residential
  - 6 Three Story Residential
  - 7 Four Story Residential
  - 8 Two Story Residential Over Retail
  - 9 Residential Parking
  - 10 Mechanical | Electrical
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- PALM COURT (Town Square)**
- 40 Central Plaza | Park
  - 41 Retail | Restaurants



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**The Ritz-Carlton Resort**

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**PARCEL D**  
Resort Branded Residential Lots  
Basement Parking

## PARCEL E - MIXED USED

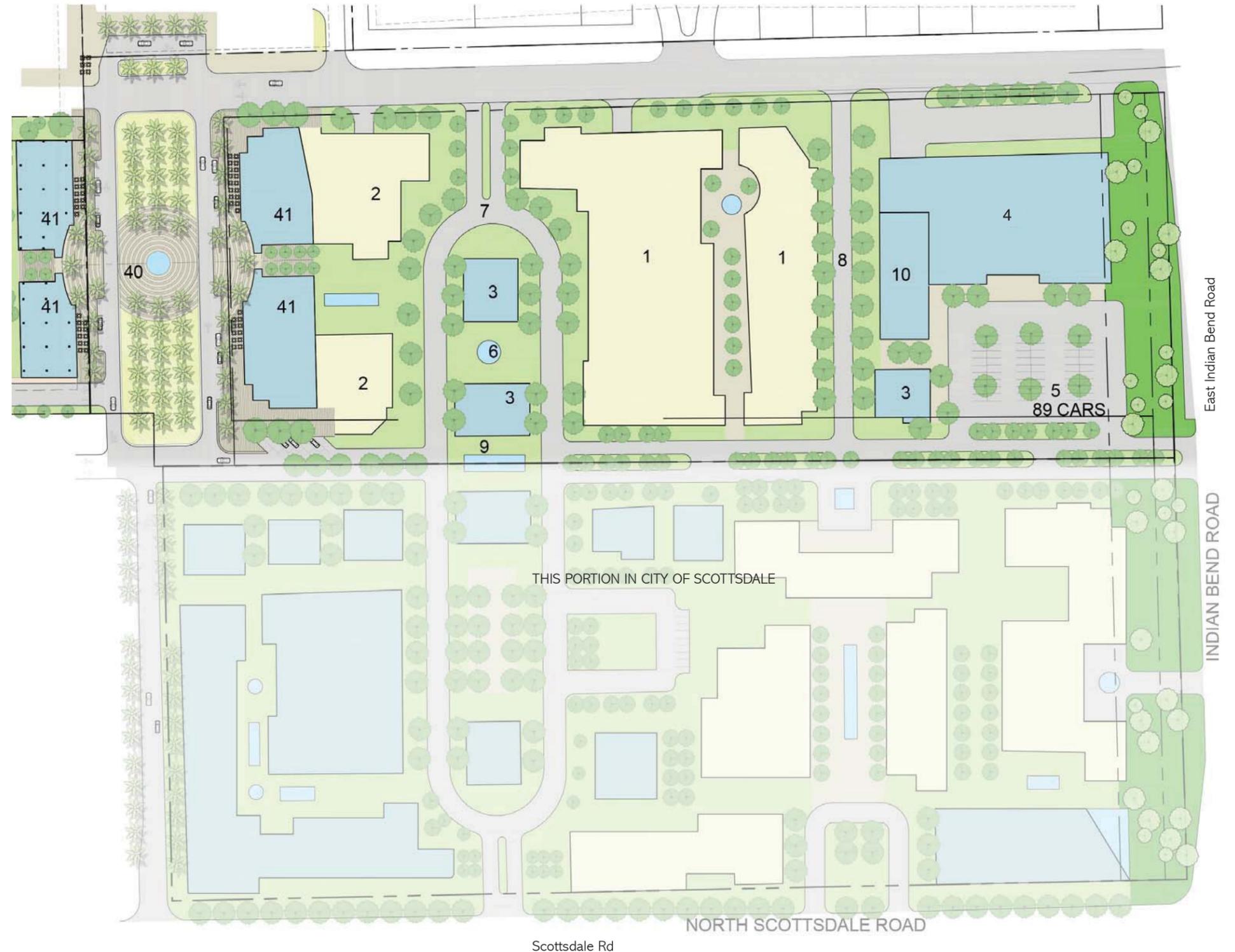
Parcel E is vibrant zone with restaurants, retail, office and hotel uses. Half of the parcel is within the Town of Paradise Valley and half lies within the City of Scottsdale. Located between Scottsdale Road, and the Ritz-Carlton Hotel this area will become a shopping, restaurant and retail mecca for the surrounding area.

The residential units will be as separate complexes as well as mixed use buildings with residential above ground floor retail. This mix will provide a dynamic area and a unique place for residents to live, work and shop.

The retail areas also include commercial retail for the residents of Paradise Valley - easily accessible off East Indian Bend. The building massing creates a series of courtyards both internal and public spaces.

The summary for the program on the site within Paradise Valley is as follows:

retail	130,600 sf
residential	243,000 sf
food & beverage	27,7800 sf
grocery	36,400 sf
<b>total site sf</b>	<b>437,700 sf</b>



### Legend

- PALMERAIE DEVELOPMENT**
- 1 Three Stories Residential over Retail Level
  - 2 Two Stories Retail
  - 3 Restaurant
  - 4 Gourmet Grocery
  - 5 Retail Parking
  - 6 Palm Allee
  - 7 Palmeraie Loop
  - 8 Datura Allee
  - 9 Water Feature
  - 10 Retail
  - 11 One and a Half Levels Below Grade Parking
  - 12 Two Levels Below Grade Parking
  - 13 Mechanical
- PALM COURT (Town Square)**
- 40 Central Plaza | Park
  - 41 Retail | Restaurants

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**The Ritz-Carlton Resort**

Paradise Valley Special Use Permit Application  
May 4, 2015



**PARCEL E**

Palmeraie Mixed Use  
Ground Floor

VI-6

Parking Summary for Parcel E

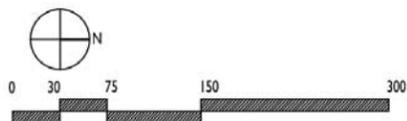
res parking reqd @ 1.75/unit or room	361 cars
comm parking reqd (code @ 1/300sf)	649 cars
comm parking reqd (@ 4.5/1000sf)	877 cars
<b>total cars reqd on paradise valley site</b>	<b>1,238 cars*</b>
res parking cars provd	394 cars
total comm parking provd	614 cars
<b>total cars provd on paradise valley site</b>	<b>1,008 cars*</b>

\* remaining 230 required cars will be provided on scottsdale portion of site



Legend

- PALMERAIE DEVELOPMENT
- 1 Three Stories Residential over Retail Level
  - 2 Two Stories Retail
  - 3 Restaurant
  - 4 Gourmet Grocery
  - 5 Retail Parking
  - 6 Palm Allee
  - 7 Palmeraie Loop
  - 8 Datura Allee
  - 9 Water Feature
  - 10 Retail
  - 11 One and a Half Levels Below Grade Parking
  - 12 Two Levels Below Grade Parking
  - 13 Mechanical
- PALM COURT (Town Square)
- 40 Central Plaza | Park
  - 41 Retail | Restaurants



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**PARCEL E**

Palmeraie Mixed Use  
Basement Parking

VI-7



THE RITZ-CARLTON®

## The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application  
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## RESORT LANDSCAPE MASTER PLAN

The Ritz-Carlton hotel is central to the site, attracting local residents and hotel guests to its amenities. Landscape Architecture plays a key role in providing these amenities and ties to the local and regional character by using native and naturalized plant species and surrounding landforms, indigenous materials and quality construction methods.

Within the overall resort, the landscape transitions from an informal natural character at the perimeter to a formal landscape around the main hotel building and pool area, and along the primary internal streets. The plant palette varies from more native planting along the arroyos to a lush and colorful oasis plant palette in the resort core.

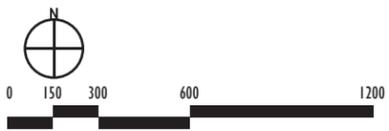
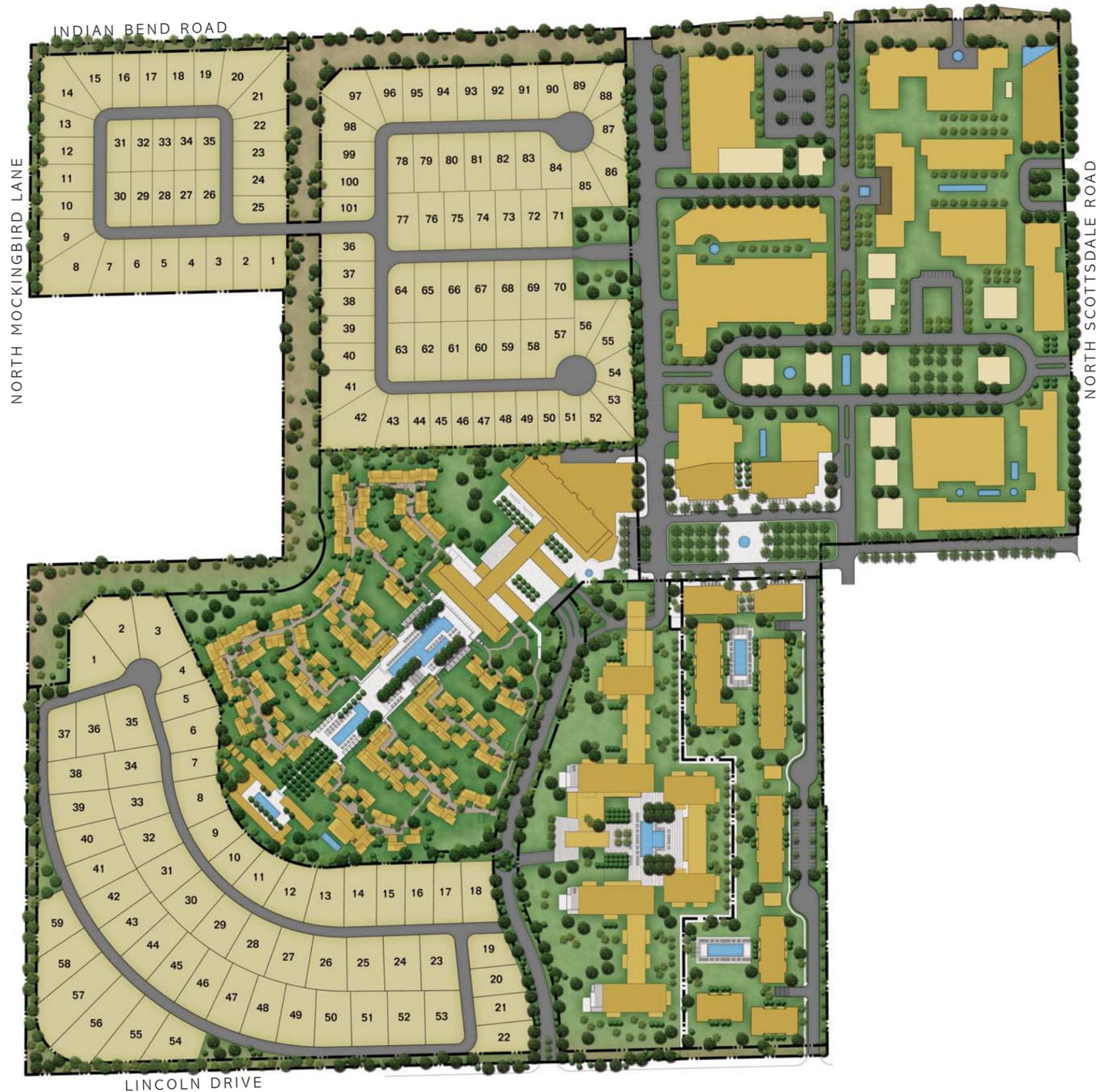
Vehicles arriving to the site are valet parked in a well screened parking garage. Circulation within the site is on foot or by cart transportation. Shaded walkways connect the site, landscaped courtyards, pools, outdoor functions spaces, and amenities for families and their children.

### Irrigation

The separately zoned irrigation system employs spray and drip technology using pop-up spray and rotary heads for turf grasses, and point source drip emitters for shrubs and tree plant materials, providing efficient low-water use application of water. Potable water is used. Control and monitoring of the irrigation system is facilitated by a computerized central control system equipped with a satellite interface. Irrigation heads are spaced so as to not exceed the manufacturer's recommended maximum spacing and to avoid over-spray onto hard surfaces and non-irrigated areas.

### Landscape Illumination

Landscape plantings and pedestrian pathways are illuminated to provide a safe and engaging evening experience. The landscape illumination utilizes low voltage ornamental fixtures along the paths, tree up-and-downlighting to highlight plant architecture and underwater fixtures for fountains and pools. Wiring, transformers and timers are screened from public view. Illumination is zoned separately to offer timing options for energy efficiency and to meet Paradise Valley's Dark Sky Initiative. Pole lighting reflects a residential scale with pole height limited to 10-12'. Poles and bollards illuminate the emergency access areas.



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**The Ritz-Carlton Resort**

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**RESORT LANDSCAPE**

Master Landscape Plan

VII-1

## RESORT LANDSCAPE MASTER PLAN (CHARACTER AREAS)

The Ritz-Carlton Resort landscape provides a key opportunity to express a sense of place in context to the Sonoran Desert character of Paradise Valley. At the same time, the fabric of the landscape will tie together the various uses within the resort while transitioning from the urban oasis character along Scottsdale Road to the xeric residential landscape along Mockingbird and further west. The following Landscape Character Areas have been integrated into the resort design to accomplish these goals.

### Hotel / Oasis Landscape Character Area

The Hotel / Oasis Landscape Zone will be comprised of a mixture of native Sonoran Desert, desert adapted, and tropical/exotic plants to create a rich and varied plant palette. Palm trees will provide filtered shade for the entry courtyard and pool areas, and create a sense of oasis within the desert. Turf areas will be utilized for outdoor functions and to enhance the oasis character.

### Guest Casitas / Oasis Landscape Character Area

Similar to the hotel, the Guest Casitas / Oasis Landscape Zone will be comprised of a mixture of native Sonoran Desert, desert adapted, and tropical/exotic plants, but will be less formal in character.

### Mixed Use / Oasis Landscape Character Area

This zone will be formal in design, with low level plant masses defining outdoor uses while providing visibility, and tree alleys providing shade for pedestrian comfort. Thorny and spiny plant material will be minimized near pedestrian areas.

### Condos / Lush Desert Landscape Character Area

Similar to the Mixed Use zone, this higher density lifestyle zone will be landscaped for comfort, while also minimizing water use. Terraced living areas will be accented with cascading desert adapted vines, while elevated planters bring more detailed and finely textured plant palette closer to the resident.

### Residential Villas / Transitional Desert Landscape Character Area

The single family residential areas provide a transition point to the Sonoran Desert landscape. Planting within these areas will be selected from the Arizona Low Water Use Plant List, yet will highlight the brighter more vibrant colors of the desert.

### Riparian Desert Corridor Landscape Character Area

The Riparian Desert Corridor Landscape Zone will emphasize native Sonoran Desert plants that naturally grow along desert arroyos, rivers, and springs to create a lush desert feel. Native plants will be supplemented with naturalized plant material that are riparian in character and will coincide with on-site drainage channels, retention areas, and constructed arroyos.

### Interior Streets and Entries / Oasis Landscape Character Area

This character area begins at the main resort entry off of Lincoln, and includes the approach to the hotel, the palm court and the street entering from Indian Bend Drive. This zone will create a unique entry experience for residents and resort guests, and will be characterized by formal planting arrangements, palm trees, and sculptural accent plant masses.

### Perimeter Streets / Lush Desert Landscape Character Area

This area of Lincoln Drive will transition from the Oasis character of the entry drive, to the xeric landscape along the west boundary. Planting will be informal, with sweeping masses of desert color.

### Perimeter Streets / Transitional Desert Landscape Character Area

Mockingbird Lane, and the western portion of Indian Bend will be planted in a naturalized desert character utilizing native and desert adapted planting, strictly selected from the Arizona Low Water Use Plant List.

### NOTES:

- Transitional desert streetscape will include relocated plants salvaged from Town of Paradise Valley right-of-way.
- Private rear-yard landscapes for the residential lots, and courtyards within the condo and apartment developments are excluded from the above landscape zones.



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**The Ritz-Carlton Resort**

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THE RITZ-CARLTON®

**RESORT LANDSCAPE**

Character Zones Master Plan

VII-2

## RESORT WALL MASTER PLAN

Initial locations of site walls have been identified in the exhibit to the right. The design intent of the walls will be to provide both security for residents and guests, while also respecting view corridors and a sense of open space. As such, view fences have been used where possible, and solid walls and screen walls are limited to areas that require enhanced privacy or security, or to shield resident views to utility or back of house uses.

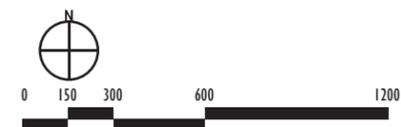
Perimeter walls have been identified on this exhibit. The Hotel area will contain additional landscape walls of varying heights to define open space areas and uses.

### Notes:

- Private yard walls provided by owner.
- Screen wall and fence guidelines: Screen walls are used to shield delivery areas, service areas, truck courts, mechanical, electrical, plumbing, and fire protection equipment, storage areas, recycling containers, dumpsters, and the like, from public view. Screen walls must respond in form to architecture. The height of screen walls should be as low as possible, but are limited to fifteen feet (15'), as measured from the grade of the outside of the wall. Top of wall elevations must have a minimum of two plane changes. Uninterrupted linear lengths without a horizontal change of alignment may not exceed twenty feet in length. Screen walls and fences following lots lines without a variation in horizontal and vertical alignment are not acceptable.

## LEGEND

-  8' Solid (6' Wall + 2' Berm)
-  6' Solid
-  6' View
-  Primary Entry Monument
-  Residential Entry Monument
-  Branding



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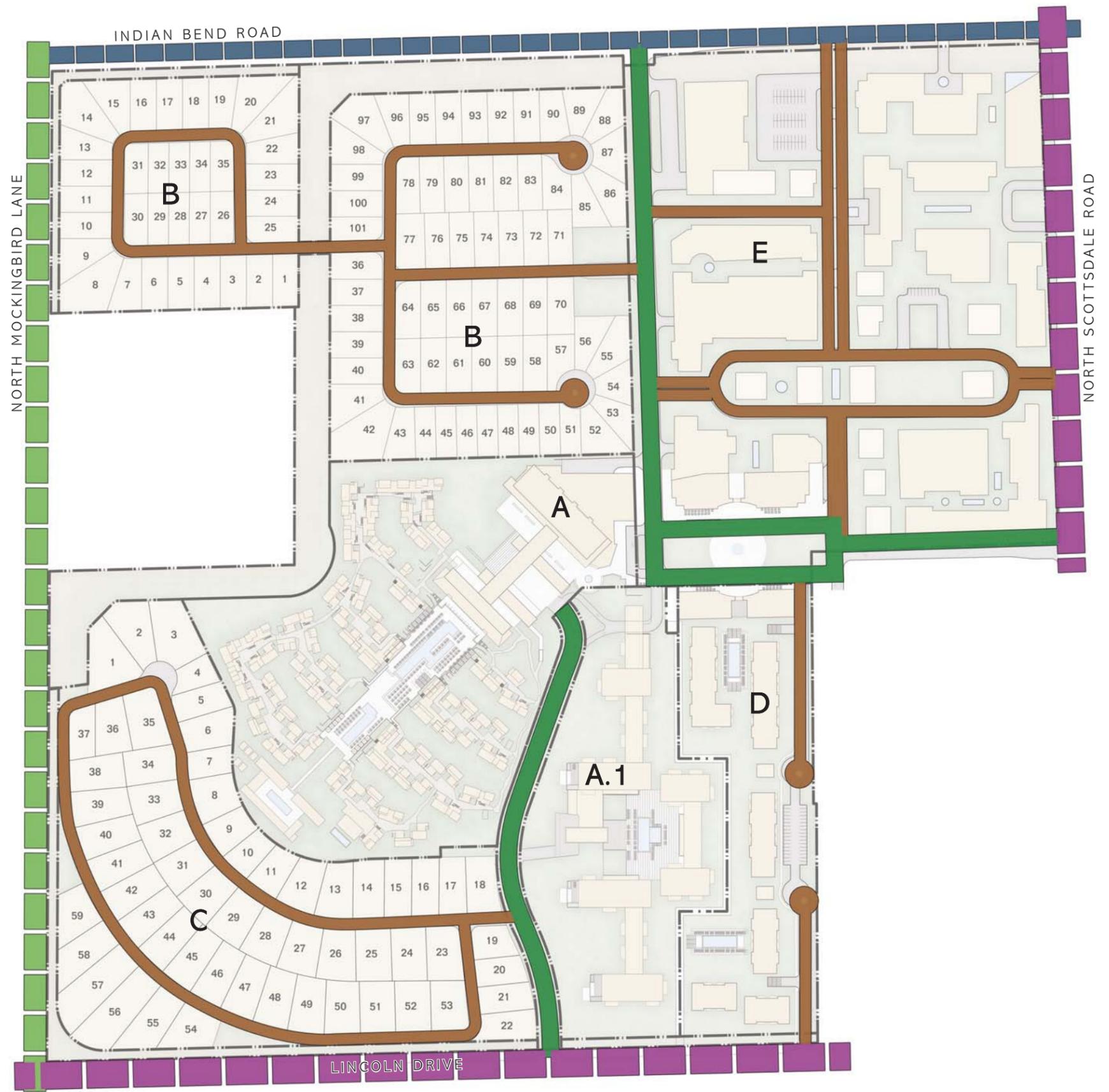
**RESORT LANDSCAPE**

Resort Wall Master Plan

VII-3

**LEGEND**

-  Major Arterial
-  Minor Arterial
-  Collector
-  Minor/Internal Collector
-  Local



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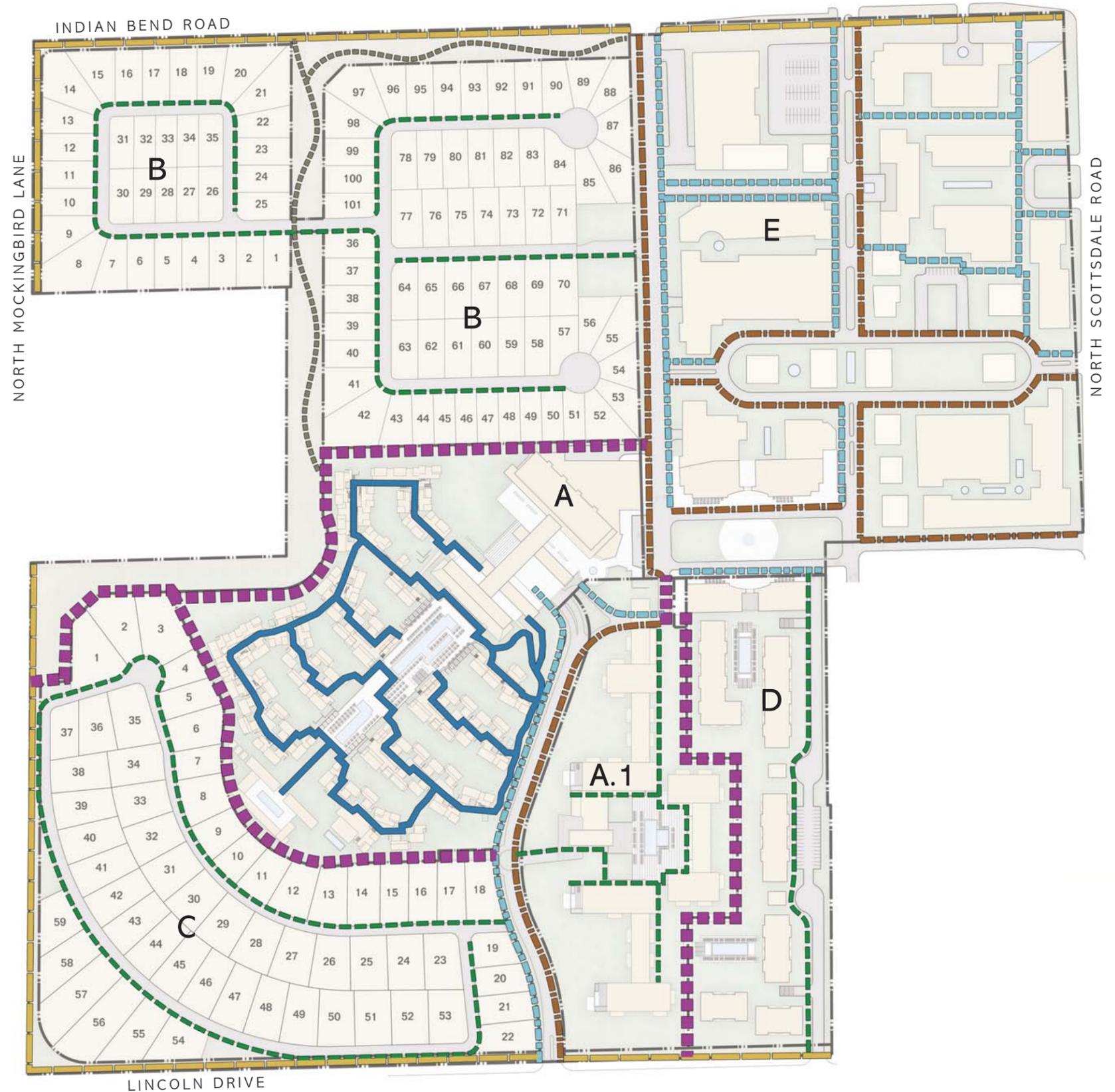


**RESORT LANDSCAPE**

Vehicular Circulation Plan  
VII-4

**LEGEND**

-  6' Major Pathway
-  6' Minor Pathway
-  Varying Width Resort Pathway
-  6' New Perimeter Sidewalk
-  5' Neighborhood Walk
-  8' Soft Paved Trail
-  20' Emergency Access Lane/  
Pedestrian Pathway



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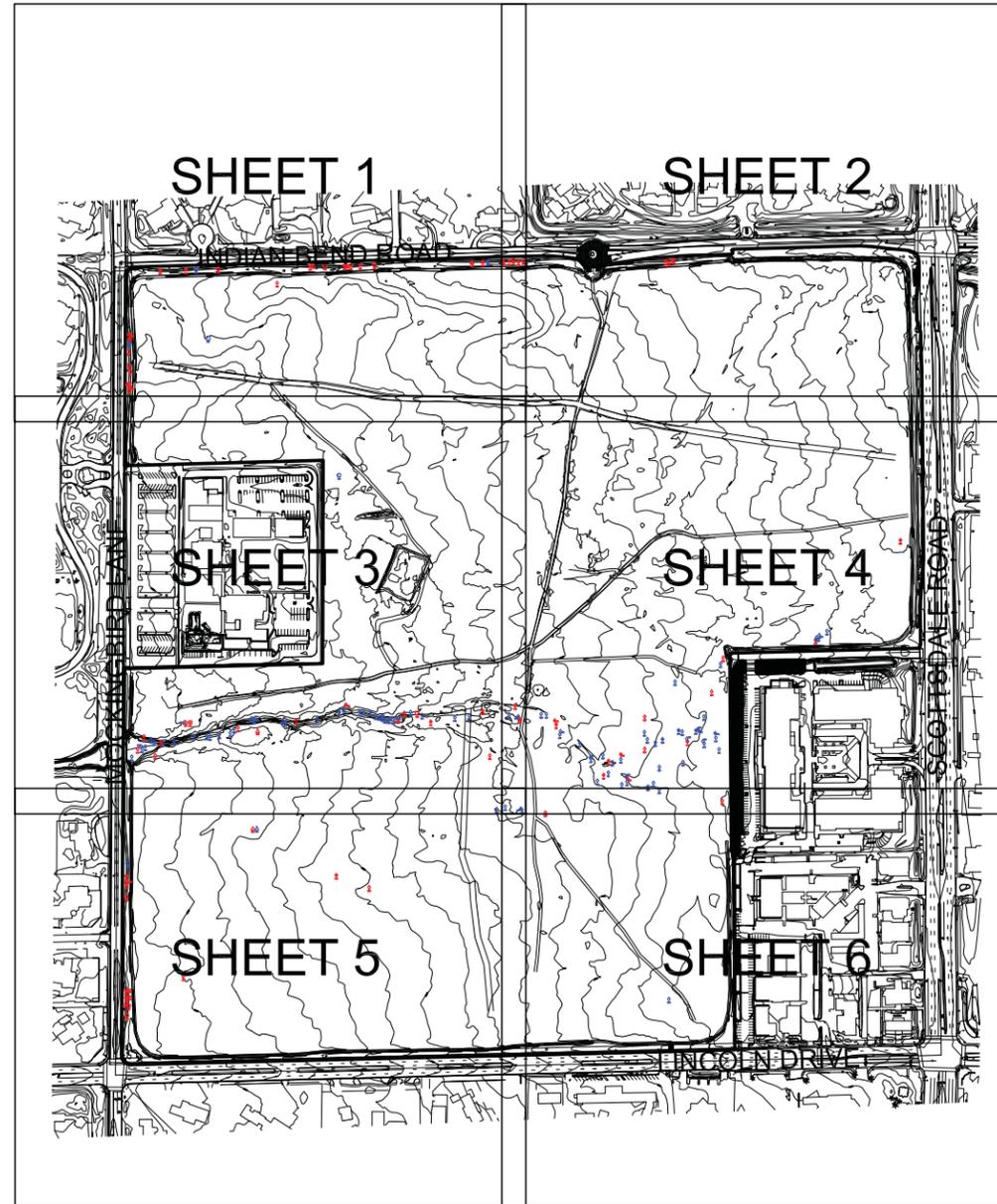
**RESORT LANDSCAPE**

Pedestrian Pathway System

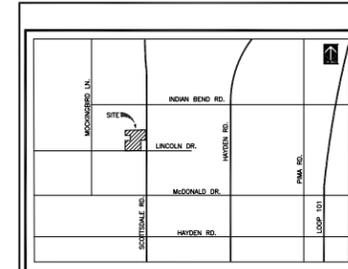
VII-5



# SAGE LANDSCAPE ARCHITECT & ENVIRONMENTAL



## SINCLAIR SITE



VICINITY MAP NTS

### LEGEND

- ⊗ BARREL CACTUS
- BLUE PALO VERDE
- ▲ CATCLAW ACACIA
- CHAIN FRUIT CHOLLA
- CREOSOTE
- ⊕ CRUCIFIXION THORN
- FOOTHILL PALO VERDE
- ◆ GREYTHORN
- △ IRONWOOD
- ⊠ JUNIPER
- JOJOBA
- NON-NATIVE PLANT MATERIAL
- STAGHORN CHOLLA
- △ WHITE THORN ACACIA
- ⬢ YUCCA ELATA
- ◆ HACKBERRY
- SAGUARO
- ◇ NATIVE MESQUITE
- ✱ OCOTILLO
- ✱ OCOTILLO/BAREROOT
- ⊠ PINON
- HEDGEHOG CACTUS

BLUE = NON-SALVAGEABLE  
 RED = SALVAGEABLE  
 BLACK = REMAIN IN PLACE

— PROJECT BOUNDARY/  
 — LIMIT OF INVENTORY

▲		
▲		
▲		
▲		
▲		



### SAGE LANDSCAPING ARCHITECTURE & ENVIRONMENTAL NATIVE PLANT INVENTORY SINCLAIR SITE

DESIGNED BY A. CABALLERO	PROJECT NUMBER DV05-272	DRAWING SCALE 1" = 60'-0"	SHEET # OF CS 06
PREPARED BY P. MARTINEZ	DATE DV05-272		
CHECKED BY S. THOMPSON	DATE 04/13/05	DV05-272-CS	

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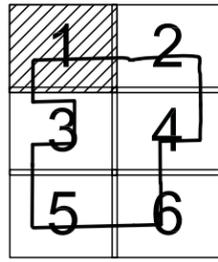
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**PLANT INVENTORY**

VII-6

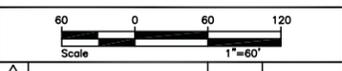


KEY PLAN NTS

LEGEND

- ⊗ BARREL CACTUS
  - BLUE PALO VERDE
  - ▲ CATCLAW ACACIA
  - CHAIN FRUIT CHOLLA
  - CREOSOTE
  - ⊕ CRUCIFIXION THORN
  - FOOTHILL PALO VERDE
  - ◆ GREYTHORN
  - ▲ IRONWOOD
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PROJECT BOUNDARY/  
LIMIT OF INVENTORY




**Desierto Verde**  
Movers and Shapers of Native Trees

SAGE LANDSCAPE  
ARCHITECTURE & ENVIRONMENTAL  
NATIVE PLANT INVENTORY  
SINCLAIR SITE

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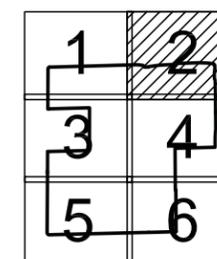
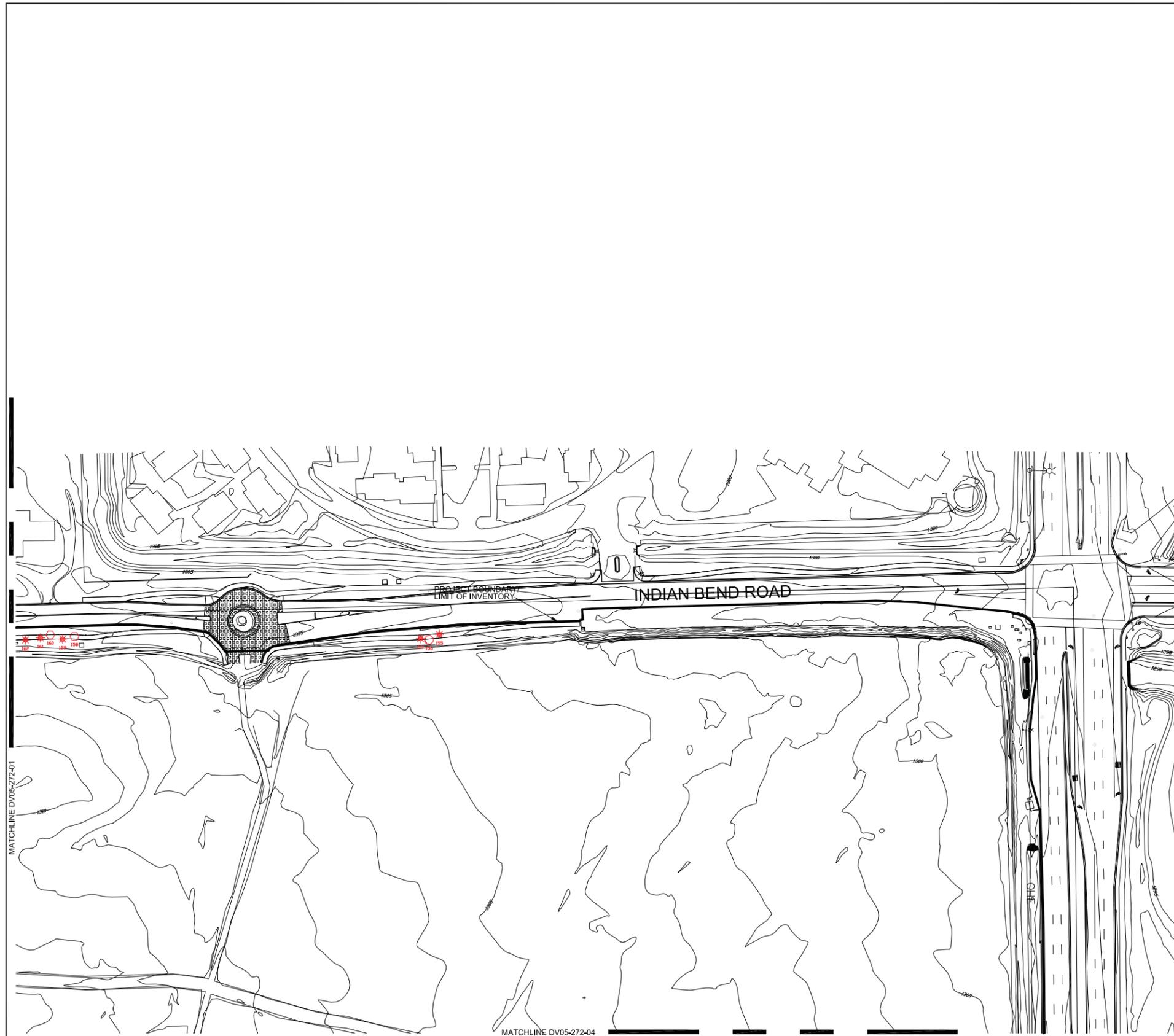
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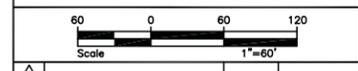


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LIMIT OF INVENTORY



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**Desierto Verde**  
Movers and Shapers of Native Trees

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NATIVE PLANT INVENTORY  
SINCLAIR SITE

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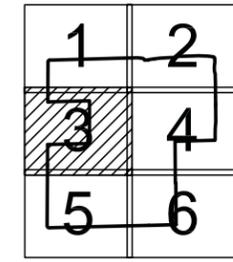
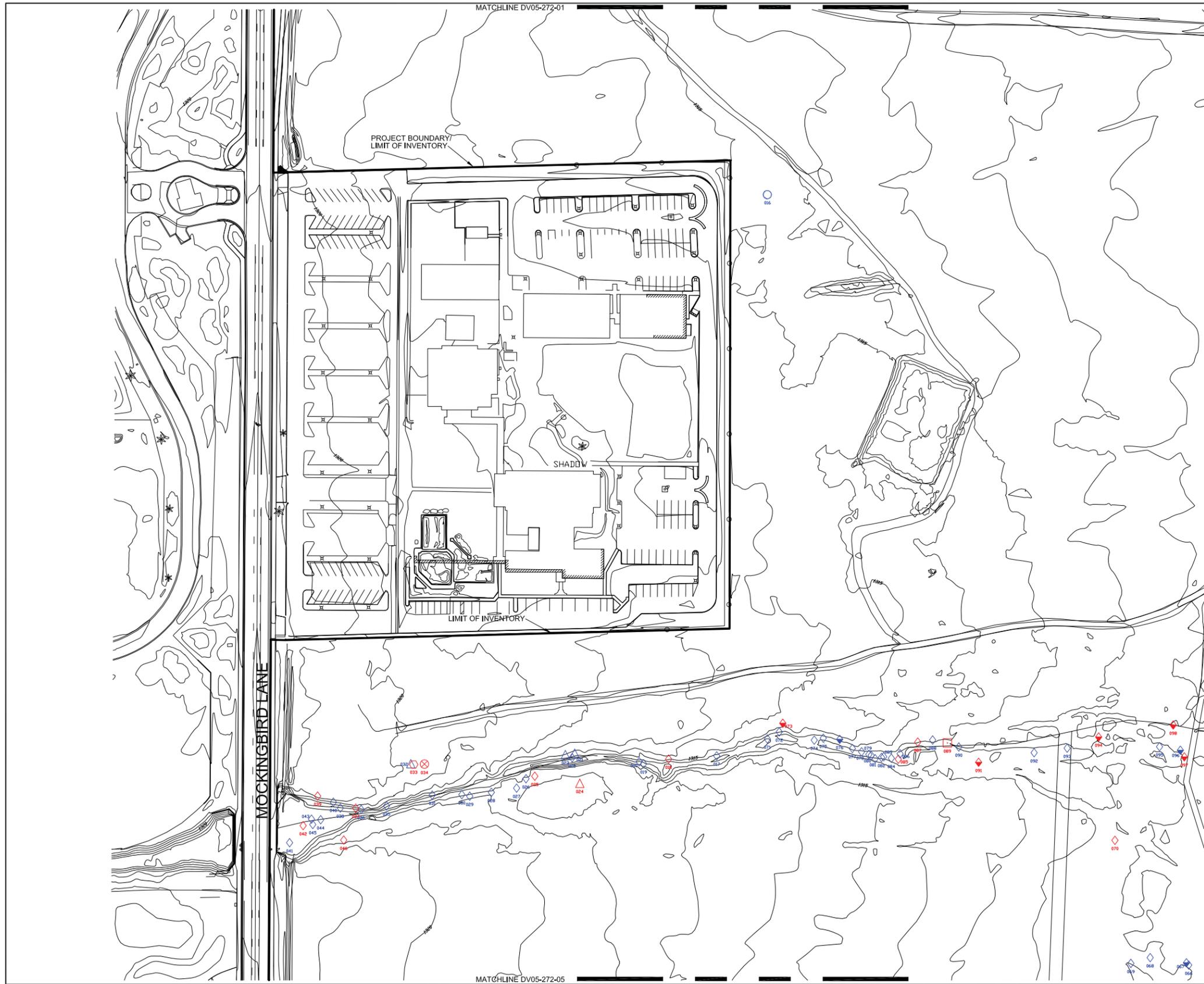
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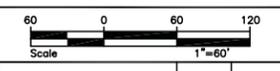


KEY PLAN NTS

LEGEND

- ⊗ BARREL CACTUS
  - BLUE PALO VERDE
  - ▲ CATCLAW ACACIA
  - CHAIN FRUIT CHOLLA
  - CREOSOTE
  - ⊕ CRUCIFIXION THORN
  - FOOTHILL PALO VERDE
  - ◆ GREYTHORN
  - ▲ IRONWOOD
  - △ JUNIPER
  - JOJOBA
  - NON-NATIVE PLANT MATERIAL
  - STAGHORN CHOLLA
  - ▲ WHITE THORN ACACIA
  - ▲ YUCCA ELATA
  - ◆ HACKBERRY
  - SAGUARO
  - NATIVE MESQUITE
  - ★ OCOTILLO
  - ★ OCOTILLO/BAREROOT
  - ★ PINON
  - HEDGEHOG CACTUS
- BLUE = NON-SALVAGEABLE  
 RED = SALVAGEABLE  
 BLACK = REMAIN IN PLACE

PROJECT BOUNDARY/  
LIMIT OF INVENTORY




**Desierto Verde**  
Movers and Shapers of Native Trees

SAGE LANDSCAPE  
ARCHITECTURE & ENVIRONMENTAL  
NATIVE PLANT INVENTORY  
SINCLAIR SITE

DESIGNED BY A. CABALLERO	PROJECT NUMBER DV05-272	DRAWING SCALE 1"=60'-0"	SHEET OF 03 06
PREPARED BY P. MARTINEZ	REV. NUMBER DV05-272	DATE 04/13/05	
CHECKED BY S. THOMPSON			DV05-272-03

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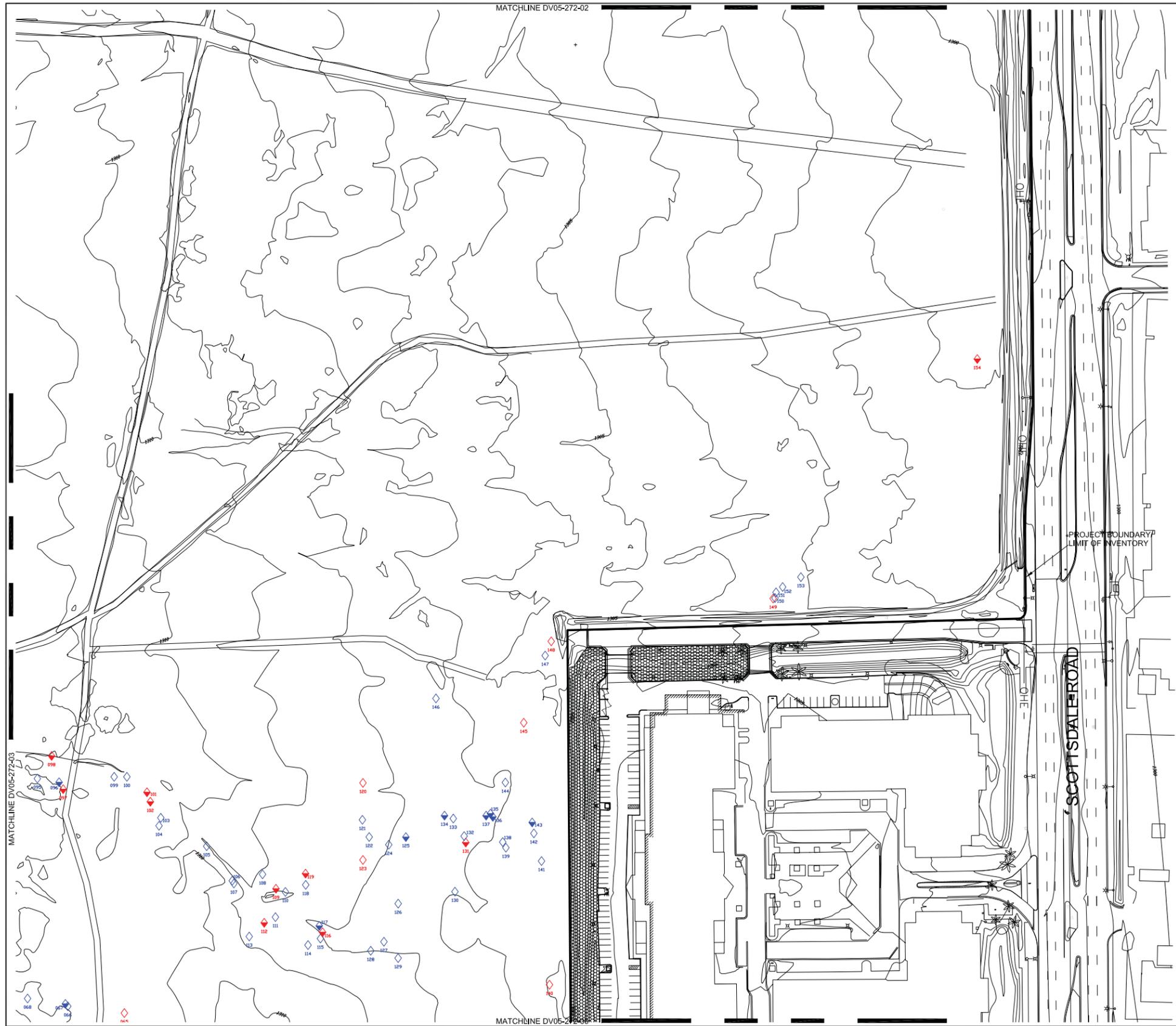
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contact: Jason Morris



**The Ritz-Carlton Resort**  
Paradise Valley Special Use Permit Application  
May 4, 2015





**KEY PLAN** NTS

**LEGEND**

⊗ BARREL CACTUS	○ NON-NATIVE PLANT MATERIAL
□ BLUE PALO VERDE	● STAGHORN CHOLLA
▲ CATCLAW ACACIA	△ WHITE THORN ACACIA
○ CHAIN FRUIT CHOLLA	✱ YUCCA ELATA
○ CREOSOTE	◆ HACKBERRY
⊕ CRUCIFIXION THORN	○ SAGUARO
□ FOOTHILL PALO VERDE	○ NATIVE MESQUITE
◆ GREYTHORN	✱ OCOTILLO
△ IRONWOOD	✱ OCOTILLO/BAREROOT
△ JUNIPER	✱ PINON
○ JOJOBA	○ HEDGEHOG CACTUS

BLUE = NON-SALVAGEABLE  
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\_\_\_\_\_ PROJECT BOUNDARY/  
 \_\_\_\_\_ LIMIT OF INVENTORY

Scale 1"=60'

▲			
▲			
▲			
▲			

Desierto Verde

*Movers and Shapers of Native Trees*

**SAGE LANDSCAPE  
 ARCHITECTURE & ENVIRONMENTAL  
 NATIVE PLANT INVENTORY  
 SINCLAIR SITE**

DRAWN BY A. CABALLERO	PROJECT NUMBER DV05-272	DRAWING SCALE 1"=60'-0"	SHEET OF 04 06
DESIGNED BY P. MARTINEZ	REVISED BY S. THOMPSON	DATE 04/13/05	

DV05-272-04

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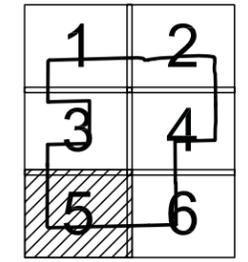
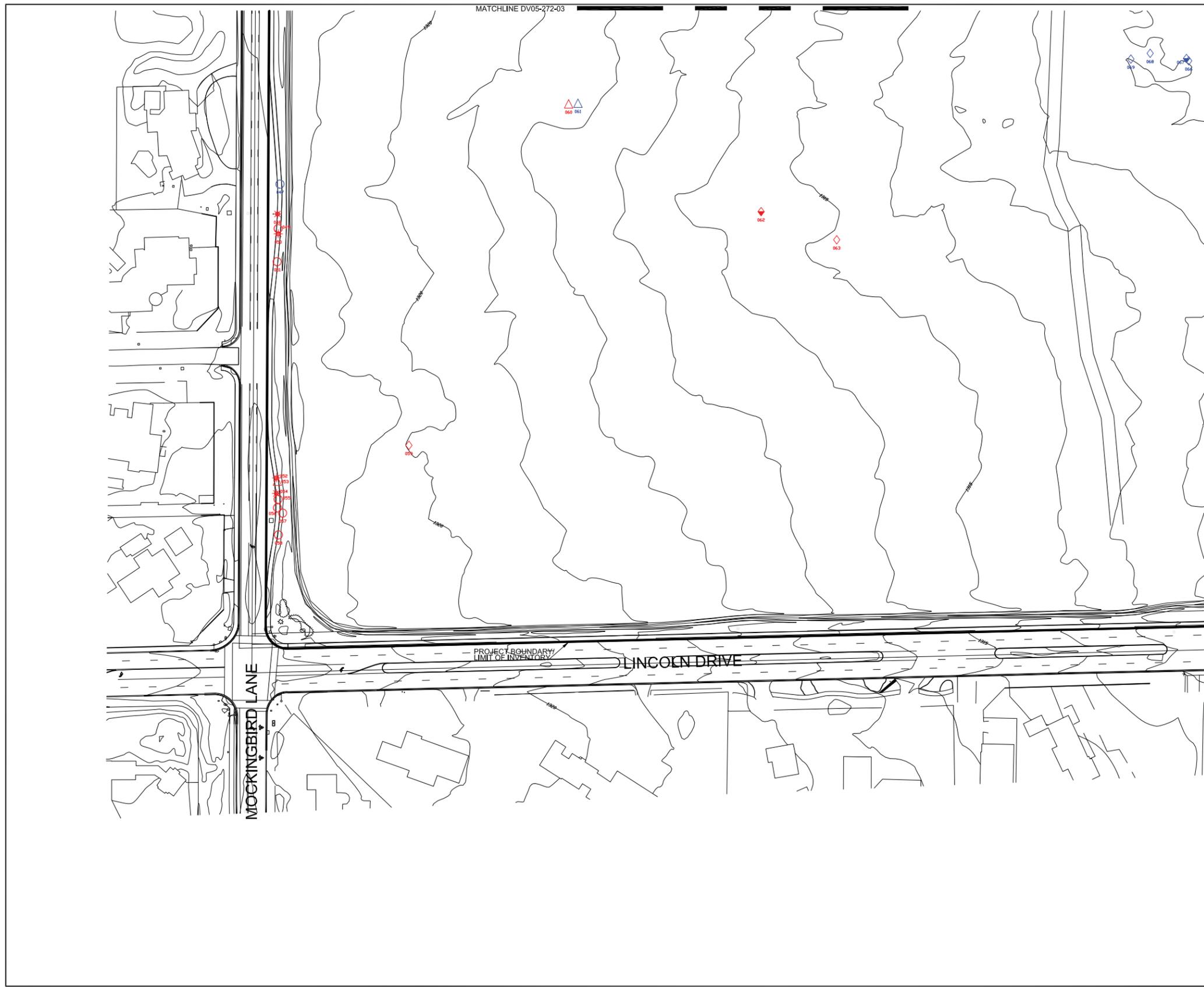
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The Ritz-Carlton Resort

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 May 4, 2015



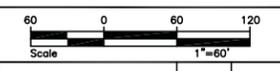


KEY PLAN NTS

LEGEND

- ⊗ BARREL CACTUS
  - BLUE PALO VERDE
  - ▲ CATCLAW ACACIA
  - CHAIN FRUIT CHOLLA
  - CREOSOTE
  - ⊕ CRUCIFIXION THORN
  - FOOTHILL PALO VERDE
  - ◆ GREYTHORN
  - ▲ IRONWOOD
  - △ JUNIPER
  - JOJOBA
  - NON-NATIVE PLANT MATERIAL
  - STAGHORN CHOLLA
  - ▲ WHITE THORN ACACIA
  - ◆ YUCCA ELATA
  - ◆ HACKBERRY
  - SAGUARO
  - NATIVE MESQUITE
  - ◆ OCOTILLO
  - ◆ OCOTILLO/BAREROOT
  - ◆ PINON
  - HEDGEHOG CACTUS
- BLUE = NON-SALVAGEABLE  
 RED = SALVAGEABLE  
 BLACK = REMAIN IN PLACE

PROJECT BOUNDARY/  
LIMIT OF INVENTORY



▲		
▲		
▲		
▲		

**Desierto Verde**  
Movers and Shapers of Native Trees

SAGE LANDSCAPE  
ARCHITECTURE & ENVIRONMENTAL  
NATIVE PLANT INVENTORY  
SINCLAIR SITE

DESIGNED BY A. CABALLERO	PROJECT NUMBER DV05-272	DRAWING SCALE 1" = 60'-0"	SHEET OF 05 06
PREPARED BY P. MARTINEZ	DATE DV05-272	DATE 04/13/05	
CHECKED BY S. THOMPSON			DV05-272-05

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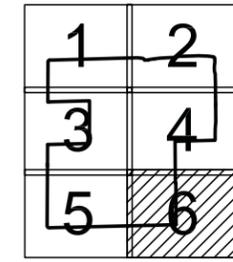
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KEY PLAN NTS

LEGEND

- ⊗ BARREL CACTUS
  - BLUE PALO VERDE
  - ▲ CATCLAW ACACIA
  - CHAIN FRUIT CHOLLA
  - CREOSOTE
  - ⊕ CRUCIFIXION THORN
  - FOOTHILL PALO VERDE
  - ◆ GREYTHORN
  - ▲ IRONWOOD
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- BLUE = NON-SALVAGEABLE  
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PROJECT BOUNDARY/  
LIMIT OF INVENTORY



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**Desierto Verde**  
Movers and Shapers of Native Trees

SAGE LANDSCAPE  
ARCHITECTURE & ENVIRONMENTAL  
NATIVE PLANT INVENTORY  
SINCLAIR SITE

DESIGNED BY A. CABALLERO	PROJECT NUMBER DV05-272	DRAWING SCALE 1"=60'-0"	SHEET # OF 06 06
REVISION BY P. MARTINEZ	DATE DV05-272	DATE 04/13/05	
REVISION BY S. THOMPSON			DV05-272-06

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May 4, 2015



**SAGE LANDSCAPE ARCHITECTURE AND ENVIRONMENTAL**

SINCLAIR SITE  
NATIVE PLANT INVENTORY BY DESIERTO VERDE, INC.

SALVAGE-ABLE	"TREE ID #"	SPECIES	"CACTI HT (FT.)"	"CACTI ARMS TOTAL FT."	"CACTI NUM. OF ARMS"	"TRUNK DIA. IN."	COMMENTS
Y	1	NATIVE MESQUITE				15.0	
Y	2	TEXAS EBONY				9.0	
N	3	TEXAS EBONY				7.0	ANGLED TRUNK
Y	4	OCOTILLO/BARERROOT	7.0				
Y	5	OCOTILLO				8.0	
Y	6	YUCCA ELATA				10.0	
Y	7	YUCCA ELATA				8.0	
N	8	YUCCA ELATA	5.0				DEHYDRATED
Y	9	SAGUARO	17.0	20.0	9.0		
Y	10	SAGUARO	17.0	8.0	4.0		
Y	11	SAGUARO	19.0	6.0	3.0		
Y	12	YUCCA ELATA				8.0	
Y	13	YUCCA ELATA				10.0	
Y	14	OCOTILLO				10.0	
N	15	BLUE PALO VERDE				6.0	PARTIALLY DEAD
N	16	DESERT WILLOW				9.0	PARTIALLY DEAD
N	17	NATIVE MESQUITE				22.0	WIDE BASE
Y	18	NATIVE MESQUITE				25.0	
N	19	NATIVE MESQUITE				14.0	PARTIALLY DEAD
N	20	NATIVE MESQUITE				16.0	ANGLED TRUNK
N	21	IRONWOOD				20.0	BROKEN BRANCHES
N	22	NATIVE MESQUITE				15.0	ANGLED TRUNK
N	23	IRONWOOD				40.0	WIDE BASE
Y	24	IRONWOOD				18.0	
Y	25	NATIVE MESQUITE				8.0	
N	26	NATIVE MESQUITE				10.0	ANGLED TRUNK
N	27	NATIVE MESQUITE				20.0	WIDE BASE
N	28	NATIVE MESQUITE				10.0	ANGLED TRUNK
N	29	NATIVE MESQUITE				25.0	WIDE BASE
N	30	NATIVE MESQUITE				20.0	WEAK STRUCTURE
N	31	NATIVE MESQUITE				16.0	PARTIALLY DEAD
N	32	IRONWOOD				25.0	WIDE BASE
Y	33	SAGUARO	9.0				TWIN
Y	34	BARREL CACTUS	4.0				
N	35	NATIVE MESQUITE				40.0	WIDE BASE
N	36	NATIVE MESQUITE				8.0	ANGLED TRUNK

SALVAGE-ABLE	"TREE ID #"	SPECIES	"CACTI HT (FT.)"	"CACTI ARMS TOTAL FT."	"CACTI NUM. OF ARMS"	"TRUNK DIA. IN."	COMMENTS
Y	37	NATIVE MESQUITE				6.0	
N	38	NATIVE MESQUITE				5.0	WEAK STRUCTURE
Y	39	NATIVE MESQUITE				10.0	
N	40	NATIVE MESQUITE				7.0	WEAK STRUCTURE
N	41	NATIVE MESQUITE				9.0	WEAK STRUCTURE
Y	42	NATIVE MESQUITE				22.0	
N	43	NATIVE MESQUITE				9.0	WEAK STRUCTURE
N	44	NATIVE MESQUITE				9.0	WEAK STRUCTURE
N	45	NATIVE MESQUITE				13.0	WEAK STRUCTURE
Y	46	NATIVE MESQUITE				15.0	
N	47	TEXAS EBONY				10.0	DAMAGED CAMBIUM
Y	48	OCOTILLO				12.0	
Y	49	TEXAS EBONY				10.0	
Y	50	OCOTILLO				12.0	
Y	51	TEXAS EBONY				11.0	
Y	52	OCOTILLO				7.0	
Y	53	IRONWOOD				12.0	
Y	54	OCOTILLO				8.0	
Y	55	TEXAS EBONY				10.0	
Y	56	MEXICAN FAN PALM	4.0				
Y	57	MEXICAN FAN PALM	6.0				
Y	58	TEXAS EBONY				10.0	
Y	59	NATIVE MESQUITE				11.0	
Y	60	IRONWOOD				13.0	
N	61	IRONWOOD				7.0	BROKEN BRANCHES
Y	62	GREYTHORN				10.0	
Y	63	NATIVE MESQUITE				12.0	
N	64	NATIVE MESQUITE				17.0	DAMAGED CAMBIUM
Y	65	NATIVE MESQUITE				10.0	
N	66	NATIVE MESQUITE				18.0	PARTIALLY DEAD
N	67	GREYTHORN				10.0	WEAK STRUCTURE
N	68	NATIVE MESQUITE				17.0	DAMAGED CAMBIUM
N	69	NATIVE MESQUITE				20.0	SUCKER GROWTH
Y	70	NATIVE MESQUITE				18.0	
N	71	NATIVE MESQUITE				25.0	WIDE BASE
N	72	NATIVE MESQUITE				20.0	WEAK STRUCTURE
Y	73	GREYTHORN				10.0	
N	74	NATIVE MESQUITE				15.0	PARTIALLY DEAD
N	75	NATIVE MESQUITE				15.0	ANGLED TRUNK

SALVAGE-ABLE	"TREE ID #"	SPECIES	"CACTI HT (FT.)"	"CACTI ARMS TOTAL FT."	"CACTI NUM. OF ARMS"	"TRUNK DIA. IN."	COMMENTS
N	76	GREYTHORN				7.0	IN WASH
N	77	NATIVE MESQUITE				20.0	PARTIALLY DEAD
N	78	NATIVE MESQUITE				17.0	PARTIALLY DEAD
N	79	NATIVE MESQUITE				8.0	WEAK STRUCTURE
N	80	NATIVE MESQUITE				12.0	WIDE BASE
N	81	NATIVE MESQUITE				11.0	WIDE BASE
N	82	NATIVE MESQUITE				10.0	PARTIALLY DEAD
N	83	NATIVE MESQUITE				13.0	PARTIALLY DEAD
N	84	NATIVE MESQUITE				14.0	PARTIALLY DEAD
Y	85	NATIVE MESQUITE				13.0	
N	86	NATIVE MESQUITE				22.0	WIDE BASE
Y	87	NATIVE MESQUITE				17.0	
N	88	NATIVE MESQUITE				19.0	ANGLED TRUNK
Y	89	BLUE PALO VERDE				12.0	
N	90	NATIVE MESQUITE				30.0	DAMAGED CAMBIUM
Y	91	GREYTHORN				9.0	
N	92	NATIVE MESQUITE				28.0	WIDE BASE
N	93	NATIVE MESQUITE				29.0	WEAK STRUCTURE
Y	94	GREYTHORN				10.0	
N	95	NATIVE MESQUITE				25.0	BROKEN BRANCHES
N	96	GREYTHORN				14.0	PARTIALLY DEAD
Y	97	GREYTHORN				6.0	
Y	98	GREYTHORN				6.0	
N	99	NATIVE MESQUITE				18.0	PARTIALLY DEAD
N	100	NATIVE MESQUITE				25.0	WIDE BASE
Y	101	GREYTHORN				14.0	
Y	102	GREYTHORN				10.0	
N	103	NATIVE MESQUITE				15.0	PARTIALLY DEAD
N	104	NATIVE MESQUITE				20.0	PARTIALLY DEAD
N	105	NATIVE MESQUITE				22.0	PARTIALLY DEAD
N	106	NATIVE MESQUITE				20.0	PARTIALLY DEAD
N	107	NATIVE MESQUITE				14.0	DAMAGED CAMBIUM
N	108	NATIVE MESQUITE				25.0	DAMAGED CAMBIUM
Y	109	GREYTHORN				11.0	
N	110	NATIVE MESQUITE				15.0	WEAK STRUCTURE
N	111	NATIVE MESQUITE				20.0	PARTIALLY DEAD
Y	112	GREYTHORN				10.0	
N	113	NATIVE MESQUITE				20.0	PARTIALLY DEAD
N	114	NATIVE MESQUITE				10.0	DAMAGED CAMBIUM

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**The Ritz-Carlton Resort**

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May 4, 2015



THE RITZ-CARLTON®

**PLANT INVENTORY**

VII-13

SALVAGE-ABLE	"TREE ID #"	SPECIES	"CACTI HT (FT.)"	"CACTI ARMS TOTAL FT."	"CACTI NUM. OF ARMS"	"TRUNK DIA. IN."	COMMENTS
N	115	NATIVE MESQUITE				13.0	DAMAGED CAMBIUM
Y	116	GREYTHORN				5.0	
N	117	GREYTHORN				7.0	WIDE BASE
N	118	NATIVE MESQUITE				15.0	WEAK STRUCTURE
Y	119	GREYTHORN				10.0	
Y	120	NATIVE MESQUITE				10.0	
N	121	NATIVE MESQUITE				35.0	WIDE BASE
N	122	NATIVE MESQUITE				28.0	WIDE BASE
Y	123	NATIVE MESQUITE				16.0	
N	124	NATIVE MESQUITE				25.0	PARTIALLY DEAD
N	125	GREYTHORN				9.0	WEAK STRUCTURE
N	126	NATIVE MESQUITE				15.0	DAMAGED CAMBIUM
N	127	NATIVE MESQUITE				17.0	PARTIALLY DEAD
N	128	NATIVE MESQUITE				12.0	DAMAGED CAMBIUM
N	129	NATIVE MESQUITE				20.0	WEAK STRUCTURE
N	130	NATIVE MESQUITE				25.0	ANGLED TRUNK
Y	131	GREYTHORN				10.0	
N	132	NATIVE MESQUITE				12.0	ANGLED TRUNK
N	133	NATIVE MESQUITE				25.0	PARTIALLY DEAD
N	134	GREYTHORN				6.0	WEAK STRUCTURE
N	135	GREYTHORN				7.0	PARTIALLY DEAD
N	136	GREYTHORN				5.0	PARTIALLY DEAD
N	137	GREYTHORN				6.0	PARTIALLY DEAD
N	138	NATIVE MESQUITE				16.0	PARTIALLY DEAD
N	139	NATIVE MESQUITE				9.0	DAMAGED CAMBIUM
Y	140	NATIVE MESQUITE				16.0	
N	141	NATIVE MESQUITE				25.0	WIDE BASE
N	142	NATIVE MESQUITE				18.0	WEAK STRUCTURE
N	143	GREYTHORN				12.0	WIDE BASE
N	144	NATIVE MESQUITE				20.0	PARTIALLY DEAD
Y	145	NATIVE MESQUITE				18.0	
N	146	NATIVE MESQUITE				10.0	PARTIALLY DEAD
N	147	NATIVE MESQUITE				17.0	ANGLED TRUNK
Y	148	NATIVE MESQUITE				20.0	
Y	149	NATIVE MESQUITE				10.0	
N	150	NATIVE MESQUITE				6.0	WEAK STRUCTURE
N	151	NATIVE MESQUITE				8.0	WIDE BASE
N	152	NATIVE MESQUITE				9.0	ANGLED TRUNK
N	153	NATIVE MESQUITE				18.0	PARTIALLY DEAD

SALVAGE-ABLE	"TREE ID #"	SPECIES	"CACTI HT (FT.)"	"CACTI ARMS TOTAL FT."	"CACTI NUM. OF ARMS"	"TRUNK DIA. IN."	COMMENTS
Y	154	GREYTHORN				12.0	
Y	155	OCOTILLO				12.0	
Y	156	TEXAS EBONY				11.0	
Y	157	OCOTILLO				10.0	
Y	158	SAGUARO	17.0	3.0	3.0		
Y	159	OCOTILLO				12.0	
Y	160	SAGUARO	15.0	4.0	4.0		
Y	161	OCOTILLO				12.0	
Y	162	OCOTILLO				12.0	
N	163	BANANA YUCCA	3.0				DEHYDRATED
Y	164	YUCCA ELATA				12.0	
Y	165	YUCCA ELATA				12.0	
Y	166	TEXAS EBONY				10.0	
Y	167	OCOTILLO				7.0	
Y	168	TEXAS EBONY				8.0	
Y	169	OCOTILLO				7.0	
Y	170	OCOTILLO				9.0	
Y	171	TEXAS EBONY				8.0	
Y	172	OCOTILLO				12.0	
Y	173	OCOTILLO				12.0	

**SALVAGEABILITY CODES:**

Y = YES  
N = NO  
R = REMAIN IN PLACE

**CACTUS TABLE**

Species	SALVAGABLE		NON-SALVAGABLE		TOTAL	
	Qty	Ft.	Qty	Ft.	Qty	Ft.
BANANA YUCCA	0.0	0.0	1.0	3.0	1.0	3.0
BARREL CACTUS	1.0	4.0	0.0	0.0	1.0	4.0
MEXICAN FAN PALM	2.0	10.0	0.0	0.0	2.0	10.0
OCOTILLO/BARERROOT	1.0	7.0	0.0	0.0	1.0	7.0
SAGUARO	6.0	135.0	0.0	0.0	6.0	135.0
<b>TOTALS</b>	<b>10.0</b>	<b>156.0</b>	<b>1.0</b>	<b>3.0</b>	<b>11.0</b>	<b>159.0</b>

**TREE TABLE**

Species	SALVAGABLE		NON-SALVAGABLE		TOTAL	
	Qty	Ft.	Qty	Ft.	Qty	Ft.
BLUE PALO VERDE	1.0	12.0	1.0	6.0	2.0	18.0
DESERT WILLOW	0.0	0.0	1.0	9.0	1.0	16.0
GREYTHORN	14.0	133.0	10.0	83.0	24.0	216.0
IRONWOOD	3.0	43.0	4.0	92.0	7.0	135.0
NATIVE MESQUITE	19.0	272.0	75.0	1295.0	94.0	1567.0
OCOTILLO	16.0	162.0	0.0	0.0	16.0	162.0
TEXAS EBONY	9.0	87.0	2.0	17.0	11.0	104.0
YUCCA ELATA	6.0	60.0	1.0	5.0	7.0	65.0
<b>TOTALS</b>	<b>68.0</b>	<b>769.0</b>	<b>94.0</b>	<b>1507.0</b>	<b>162.0</b>	<b>2283.0</b>

**CIVTECH, INC**  
Traffic Engineering

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Land Use & Zoning Attorney

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602.230.0600  
contact: Jason Morris



**The Ritz-Carlton Resort**

Paradise Valley Special Use Permit Application  
May 4, 2015



THE RITZ-CARLTON®

**PLANT INVENTORY**

VII-14



THE RITZ-CARLTON®

## The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application  
May 4, 2015



**LEGAL DESCRIPTION**

PARCEL NO. 1  
THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;  
EXCEPT THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SAID NORTHEAST QUARTER THEREOF; ALSO  
EXCEPT THE EAST 65 FEET, THE NORTH 55 FEET AND THE WEST 40 FEET THEREOF TAKEN FOR ROADS; ALSO

EXCEPT THAT PORTION THEREOF OF THE ABOVE DESCRIBED PARCEL LYING NORTHEASTERLY OF A CURVED LINE HAVING A RADIUS OF 30 FEET, CONCAVE SOUTHWESTERLY, DRAWN FROM A POINT OF CURVATURE ON THE SOUTH LINE OF THE NORTH 55 FEET OF SAID ABOVE PARCEL AND RUNNING THENCE SOUTHEASTERLY ALONG SAID CURVED LINE 47.70 FEET, MORE OR LESS TO THE TERMINATION OF SAID CURVED LINE AT POINT OF TANGENCY ON THE WEST LINE OF THE EAST 65 FEET OF THE SAID ABOVE DESCRIBED PARCEL.

PARCEL NO. 2  
THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ANY PORTION THEREOF LYING WITHIN THE EAST 41 RODS OF THE NORTH 39 RODS OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; AND  
EXCEPT THE SOUTH 40 FEET THEREOF.

PARCEL NO. 3  
THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTH 40 FEET THEREOF.

PARCEL NO. 4  
THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTH 40 FEET THEREOF.

SAID PARCELS 1 THROUGH 4 BEING MORE PARTICULARLY DESCRIBED ON PLAT OF SURVEY PREPARED BY JIMMY WAYNE SPRINGER, R.L.S., DATED FEBRUARY 18, 2005, AS FOLLOWS:

LAND LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10;  
THENCE NORTH 88 DEGREES 25 MINUTES 57 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 38.22 FEET;  
THENCE SOUTH 01 DEGREES 34 MINUTES 03 SECONDS WEST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 88 DEGREES 25 MINUTES 57 SECONDS EAST, 55 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 2513.76 FEET TO A POINT OF CURVE;  
THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 91 DEGREES 05 MINUTES 48 SECONDS AND AN ARC LENGTH OF 47.70 FEET;  
THENCE SOUTH 00 DEGREES 28 MINUTES 15 SECONDS EAST, 65 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 1234.57 FEET;  
THENCE SOUTH 88 DEGREES 31 MINUTES 30 SECONDS WEST A DISTANCE OF 611.49 FEET;  
THENCE SOUTH 00 DEGREES 28 MINUTES 12 SECONDS EAST A DISTANCE OF 643.50 FEET;  
THENCE NORTH 88 DEGREES 20 MINUTES 34 SECONDS EAST A DISTANCE OF 7.73 FEET;  
THENCE SOUTH 00 DEGREES 16 MINUTES 37 SECONDS EAST A DISTANCE OF 635.76 FEET;  
THENCE SOUTH 88 DEGREES 36 MINUTES 58 SECONDS WEST, 40 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 1972.70 FEET;  
THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 40 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 1276.47 FEET;  
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THENCE NORTH 00 DEGREES 06 MINUTES 41 SECONDS EAST A DISTANCE OF 658.68 FEET;  
THENCE SOUTH 88 DEGREES 28 MINUTES 44 SECONDS WEST A DISTANCE OF 624.36 FEET;  
THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 40 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 603.21 FEET TO THE POINT OF BEGINNING.

**AREA CALCULATIONS**

NET AREA = 5,318,174 S.F. = 122.088 ACRES  
GROSS AREA = 5,702,012 S.F. = 130.900 ACRES

**LAND IN TOWN OF PARADISE VALLEY**

NET AREA = 4,560,387 S.F. = 104.692 ACRES  
GROSS AREA = 4,825,361 S.F. = 110.775 ACRES

**LAND IN CITY OF SCOTTSDALE**

NET AREA = 757,787 S.F. = 17.396 ACRES  
GROSS AREA = 876,650 S.F. = 20.125 ACRES

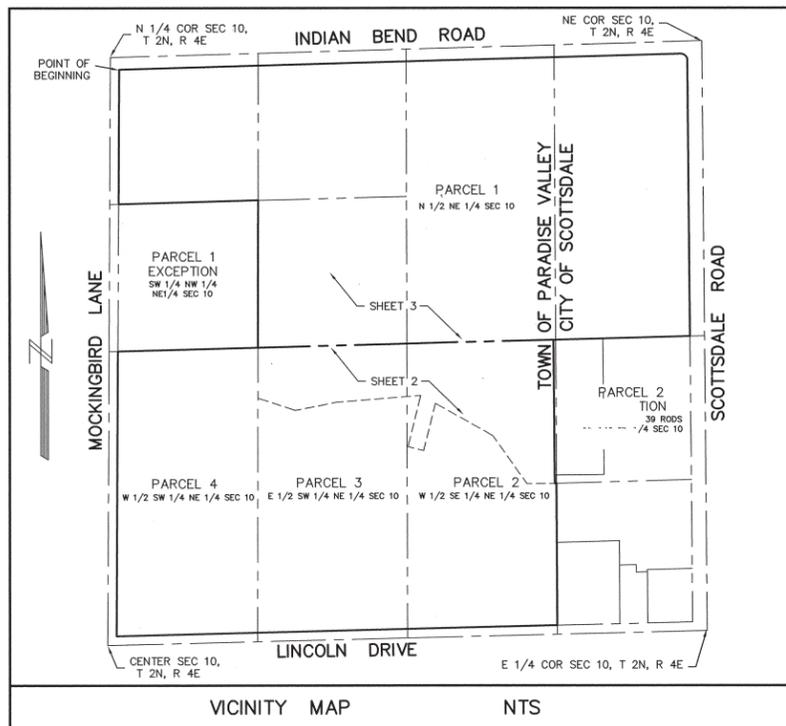
**FLOOD ZONE**

THIS PROPERTY LIES IN FLOOD ZONE X UNSHADED, ACCORDING TO COMMUNITY-PANEL NUMBER 04013C 1695 H, AS PUBLISHED BY FEMA ON SEPTEMBER 30, 2005.

**NOTES**

- REFERENCE FOR LEGAL DESCRIPTION, EASEMENTS AND OTHER MATTERS OF RECORD IS A TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES, COMMITMENT NO. 773-270466-PHX-3, (THIRD AMENDED), DATED APRIL 11, 2007 AT 7:30 A.M.
- BASIS OF BEARINGS IS GRID NORTH, ARIZONA STATE PLANE NAD83, CENTRAL ZONE, OBTAINED USING GPS OBSERVATIONS, THE MONUMENT LINE OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST, G.&S.R.B.&M. AS SOUTH 88°36'58" WEST, DISTANCES ARE GROUND DISTANCES.
- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION IN RECENT MONTHS.
- NO CHANGES TO PROPOSED STREET RIGHT OF WAY LINES KNOWN TO THIS SURVEYOR AT THIS TIME.
- NO OBSERVABLE EVIDENCE SITE WAS USED AS A SOLID WASTE DUMP, OR SANITARY LAND FILL.
- THERE ARE NO BUILDINGS ON THIS PROPERTY.
- THE METES AND BOUNDS DESCRIPTION OF THE PARCEL AS SHOWN IN THE "CERTIFICATION", TO THE RIGHT, IS THE SAME PARCEL(S) OF LAND AS DESCRIBED IN THE "LEGAL DESCRIPTION" IN THE UPPER LEFT HAND CORNER OF SHEET 1 OF 3 OF THIS MAP.

**ALTA/ACSM LAND TITLE SURVEY**  
**A PORTION OF THE NORTHEAST QUARTER OF SECTION 10**  
**TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA & SALT RIVER BASE & MERIDIAN**  
**MARICOPA COUNTY, ARIZONA**



**SCHEDULE "B" ITEMS**

- TAXES FOR THE FULL YEAR OF 2007. (THE FIRST HALF IS DUE OCTOBER 1, 2007 AND IS DELINQUENT NOVEMBER 1, 2007. THE SECOND HALF IS DUE MARCH 1, 2008 AND IS DELINQUENT MAY 1, 2008.) (NOT PLOTTABLE)
- RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (NOT PLOTTABLE)
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)
- COVENANT RUNNING WITH THE LAND RECORDED AS DOCKET 6882, PAGE 170. (AFFECTS PARCEL NO. 1) (NOT PLOTTABLE WARRANTY DEED)
- SEWER CONNECTION CHARGE FOR USE OF SEWER LINES, AND OTHER PROVISIONS, AS SET FORTH IN ORDINANCE 112 RECORDED AS DOCKET 11497, PAGE 638 OF OFFICIAL RECORDS. (AFFECTS PARCEL NO. 1 AND 4)
- THE TERMS AND CONDITIONS AS SET FORTH IN SPECIAL USE PERMIT RECORDED AS 87-227644 OF OFFICIAL RECORDS AND AS 87-227645 OF OFFICIAL RECORDS. (NOT PLOTTABLE, SPECIAL USE PERMIT)
- THE TERMS AND CONDITIONS AS SET FORTH IN SPECIAL USE PERMIT RECORDED AS 87-474794 OF OFFICIAL RECORDS. (NOT PLOTTABLE, SPECIAL USE PERMIT)
- AN EASEMENT FOR UNDERGROUND ELECTRIC LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 88-365323 OF OFFICIAL RECORDS. (AFFECTS PARCEL NO. 2, 3 AND 4)
- AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 88-385864 OF OFFICIAL RECORDS. (AFFECTS PARCEL NO. 2)
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY FLEET-FISHER ENGINEERING ON FEBRUARY 13, 2007, DESIGNATED JOB NUMBER 609-01:  
a. CATV LINE LOCATED ALONG THE SOUTHERN BOUNDARY LINE OF PARCELS 2, 3 AND 4.
- THE RIGHTS OF PARTIES IN POSSESSION "WITH NO OPTIONS TO PURCHASE OR RIGHTS OF FIRST REFUSAL" BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY. (NOT PLOTTABLE)  
NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.

**CERTIFICATION**

I, JIMMY WAYNE SPRINGER, BEING A REGISTERED LAND SURVEYOR, DULY REGISTERED AND LICENSED IN THE STATE OF ARIZONA, DO HEREBY CERTIFY TO ISTAR RC PARADISE VALLEY LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, KATTEN MUCHIN ROSENMAN LLP. (ISTAR RC PARADISE VALLEY LLC'S COUNSEL), FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, UDALL, SHUMWAY AND LYONS, P.L.C. (FIVE STAR DEVELOPMENT RESORT COMMUNITIES COUNSEL) AND FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AND TOGETHER WITH THEIR RESPECTIVE SUBSIDIARIES, SUCCESSORS AND/OR ASSIGNS, THAT THIS PLAT OF SURVEY REPRESENTS A TRUE AND CORRECT ALTA/ACSM SURVEY MADE BY ME ON FEBRUARY 18, 2005, OF THE FOLLOWING DESCRIBED PROPERTY:

LAND LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10;  
THENCE NORTH 88 DEGREES 25 MINUTES 57 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 38.22 FEET;  
THENCE SOUTH 01 DEGREES 34 MINUTES 03 SECONDS WEST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING;  
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THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 91 DEGREES 05 MINUTES 48 SECONDS AND AN ARC LENGTH OF 47.70 FEET;  
THENCE SOUTH 00 DEGREES 28 MINUTES 15 SECONDS EAST, 65 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 1234.57 FEET;  
THENCE SOUTH 88 DEGREES 31 MINUTES 30 SECONDS WEST A DISTANCE OF 611.49 FEET;  
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THE UNDERSIGNED FURTHER CERTIFIES TO ALL LISTED PARTIES THAT:  
a) THIS LAND SURVEY PLAT HAS BEEN PREPARED BASED UPON FIELD WORK CONDUCTED ON THE PROPERTY SHOWN HEREON, PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON FEBRUARY 13, 2007;  
b) THE DESCRIPTION OF PROPERTY SHOWN HEREON CONFORMS TO THE DESCRIPTION SHOWN IN THE COMMITMENT FOR TITLE INSURANCE, APPLICATION NO. 773-270466-PHX-3, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED FEBRUARY 22, 2007, AND SUCH DESCRIPTION CANNOT BE CHALLENGED BY ENGINEERING CALCULATION;  
c) THIS SURVEY PLAT CORRECTLY SHOWS THE LOCATIONS AND DIMENSIONS OF ALL BOUNDARIES OF THE PROPERTY, AND ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS, BUILDING SET BACK LINES, PARTY WALLS, DITCHES, FLOOD PLAINS, WATERWAYS, BODIES OF WATER, ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM, ALL VISIBLE STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE, FENCES, EASEMENTS AS LISTED IN SAID TITLE COMMITMENT, RIGHTS-OF-WAY, UTILITIES SERVING SAID PROPERTY (TO INCLUDE ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES THAT PASS THROUGH OR ARE LOCATED ON ADJOINING LANDS, STREETS, ALLEYS, ROADWAYS, CURBS, GUTTERS, DRIVEWAYS, CURB CUTS, PARKING STALLS, LOADING DOCKS, TRAVEL WAYS, AND OTHER SIGNIFICANT VISIBLE ITEMS LOCATED ON, ADJACENT TO, OR APPURTENANT TO OR WHICH AFFECTS THE SUBJECT PROPERTY, AND ARE DISCOVERABLE UPON VISUAL INSPECTION, OR OTHERWISE KNOWN TO ME;  
d) THE SUBJECT PROPERTY IS ZONED SUP-R AND R-4R AND, EXCEPT AS NOTED ON THE SURVEY, THE PROPERTY, IMPROVEMENTS AND CURRENT USE OF SUCH PROPERTY ARE IN COMPLIANCE WITH ALL RULES AND REQUIREMENTS APPLICABLE UNDER SUCH ZONING REGULATION, INCLUDING, WITHOUT LIMITATION, THE MAXIMUM HEIGHT OF IMPROVEMENTS, ALL SETBACK REQUIREMENTS AND THE MINIMUM NUMBER OF PARKING SPACES;  
e) ALL INFORMATION SHOWN HEREON IS TRUE, CORRECT AND COMPLETE;  
f) NO PORTION OF THE SAID PROPERTY SHOWN HEREON LIES WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN OR ANY OTHER SUBJECT TO SPECIAL FLOOD HAZARDS AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE X UNSHADED, OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY-PANEL NUMBER 04013C 1695 H, BEARING AN EFFECTIVE DATE OF JULY 19, 2001;  
g) EXCEPT AS SHOWN ON THE SURVEY PLAT, THERE ARE NO VISIBLE OR RECORDED EASEMENTS OR RIGHTS OF ACCESS TO SAID PROPERTY OR ANY OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, NO PARTY WALLS, NO ENCROACHMENTS ON THE ADJOINING PROPERTY, EASEMENTS, STREETS OR ALLEYS BY ANY SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ON SAID PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY;  
h) NO COVENANTS, RESTRICTIONS, OR EASEMENTS THAT ARE OF RECORD, DISCOVERABLE UPON VISUAL INSPECTION, OR OTHERWISE KNOWN TO ME APPEAR TO HAVE BEEN VIOLATED IN ANY RESPECT;  
i) THIS SURVEY PLAT CORRECTLY SHOWS (i) THE COURSES AND MEASURED DISTANCES OF THE EXTERIOR PROPERTY LINES OF THE PROPERTY AND ANY EASEMENTS LOCATED ON OR AFFECTING THE PROPERTY; (ii) THE DIMENSIONS OF ALL IMPROVEMENTS ON THE PROPERTY AT GROUND SURFACE LEVEL AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR LINES OF THE PROPERTY; AND (iii) THE SCALE, THE NORTH DIRECTION, THE BEGINNING POINT, THE DISTANCE TO THE NEAREST INTERSECTING STREET AND POINT OF REFERENCE FROM WHICH THE PROPERTY IS MEASURED, THE WIDTH OF ANY FIELD MAP TO WHICH REFERENCE IS MADE IN THE LEGAL DESCRIPTION OF THE PROPERTY TOGETHER WITH THE FILING DATE OF SUCH MAP, AND AN ACCURATE REFERENCE TO THE REAL ESTATE RECORDS OF MARICOPA COUNTY, ARIZONA, IDENTIFYING ALL EASEMENTS OF RECORD CROSSING OR AFFECTING THE PROPERTY;  
j) ALL STREETS ABUTTING THE PROPERTY AND ALL MEANS OF INGRESS AND EGRESS FOR THE PROPERTY HAVE BEEN COMPLETED, DEDICATED AND ACCEPTED FOR PUBLIC MAINTENANCE CITY/COUNTY OF PARADISE VALLEY, MARICOPA COUNTY, ARIZONA; THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO LINCOLN DRIVE, MOCKINGBIRD LANE, INDIAN BEND ROAD AND SCOTTSDALE ROAD, A PUBLIC STREET OR HIGHWAY;  
k) THE SUBJECT PROPERTY CONTAINS 5,318,174 SQUARE FEET AND 0 STRIPED PARKING STALLS WITH 0 STALLS DESIGNATED FOR HANDICAPPED USE AND 0 DESIGNATED FOR REGULAR USE;  
l) EXCEPT AS SHOWN ON THE SURVEY PLAT, THERE ARE NO BUILDING SETBACK LINES; AND  
m) THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17 AND 18, AND TO THE EXTENT NECESSARY TO DETERMINE COMPLIANCE WITH APPLICABLE ZONING REQUIREMENTS, ITEMS 7(b) AND 7(c) OF TABLE A "OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS" SPECIFICALLY DEFINED THEREIN. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT, IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: FEBRUARY 18, 2005, LAST REVISED MAY 2, 2007

*Jimmy W. Springer*  
JIMMY W. SPRINGER, RLS 34399

THE RITZ-CARLTON

FLEET • FISHER ENGINEERING INC.

4250 EAST CAMELBACK RD., SUITE 410K • PHOENIX, ARIZONA 85018 • PH. (602) 264-3335

ALTA/ACSM LAND TITLE SURVEY

CREATED: JWS	NO DATE	REVISIONS
CHECKED: JWS	2/17/05	ADDED PURCHASER'S NAME TO CERTIFICATION
DATE: 07/18/2005	3/23/07	UPDATE TITLE REPORT & CERTIFICATION
	4/5/07	UPDATE TITLE REPORT & CERTIFICATION
	5/17/07	ADD SEWER RIM & INVERT TABLES



SHEET  
1 OF 3  
JOB NO. 609-01

CIVITECH, INC  
Traffic Engineering

10605 N Hayden Road | Ste 140  
Scottsdale, AZ 85260-5595  
480.659.4250  
contact: Dawn Carter

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contact: Jason Morris



The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application  
May 4, 2015



THE RITZ-CARLTON®

ALTA/SCSM

2007 Land Title Survey

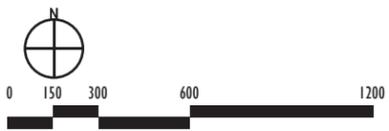
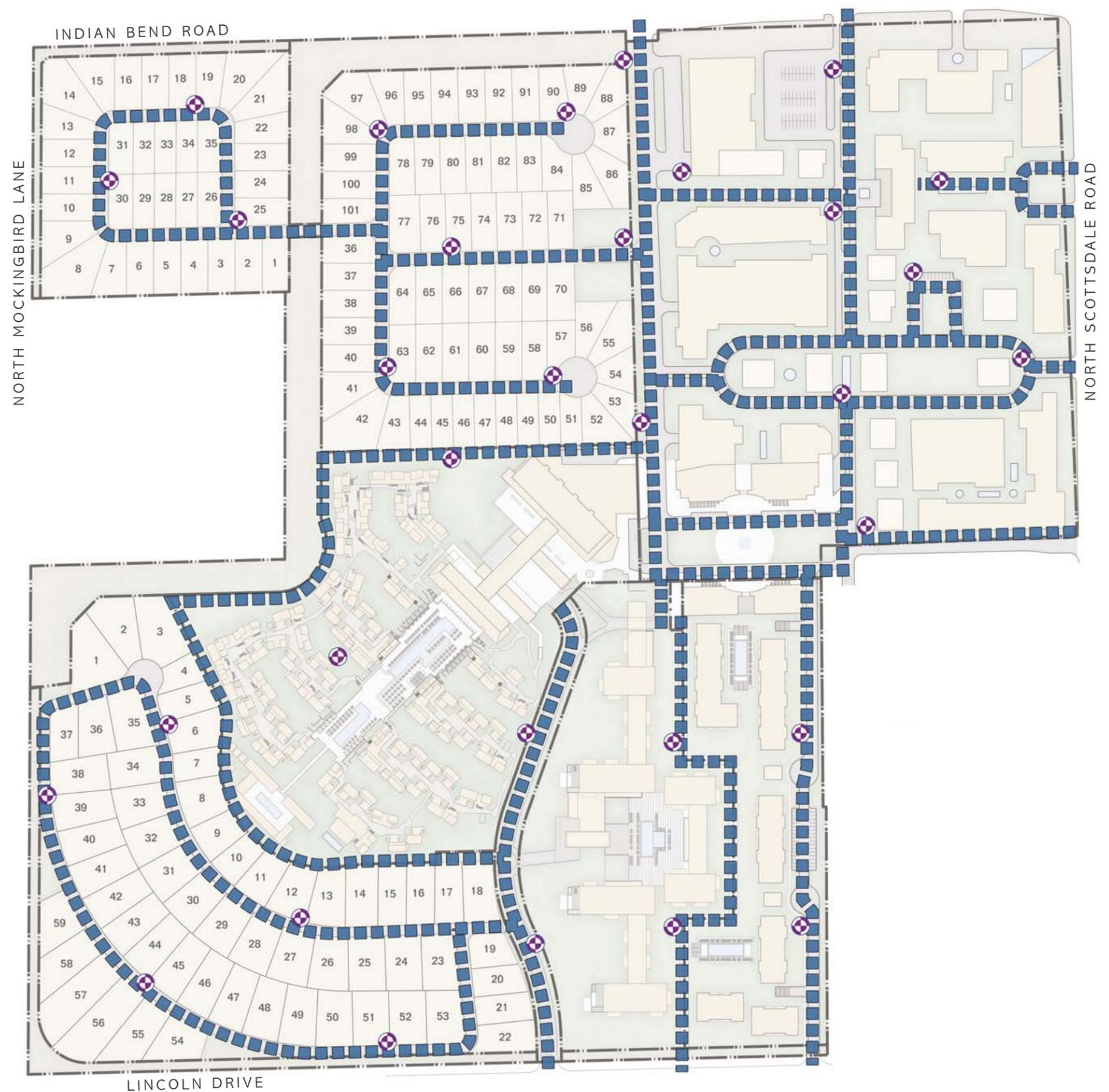
VIII-1





**LEGEND**

-  Fire Access
-  Fire Hydrants



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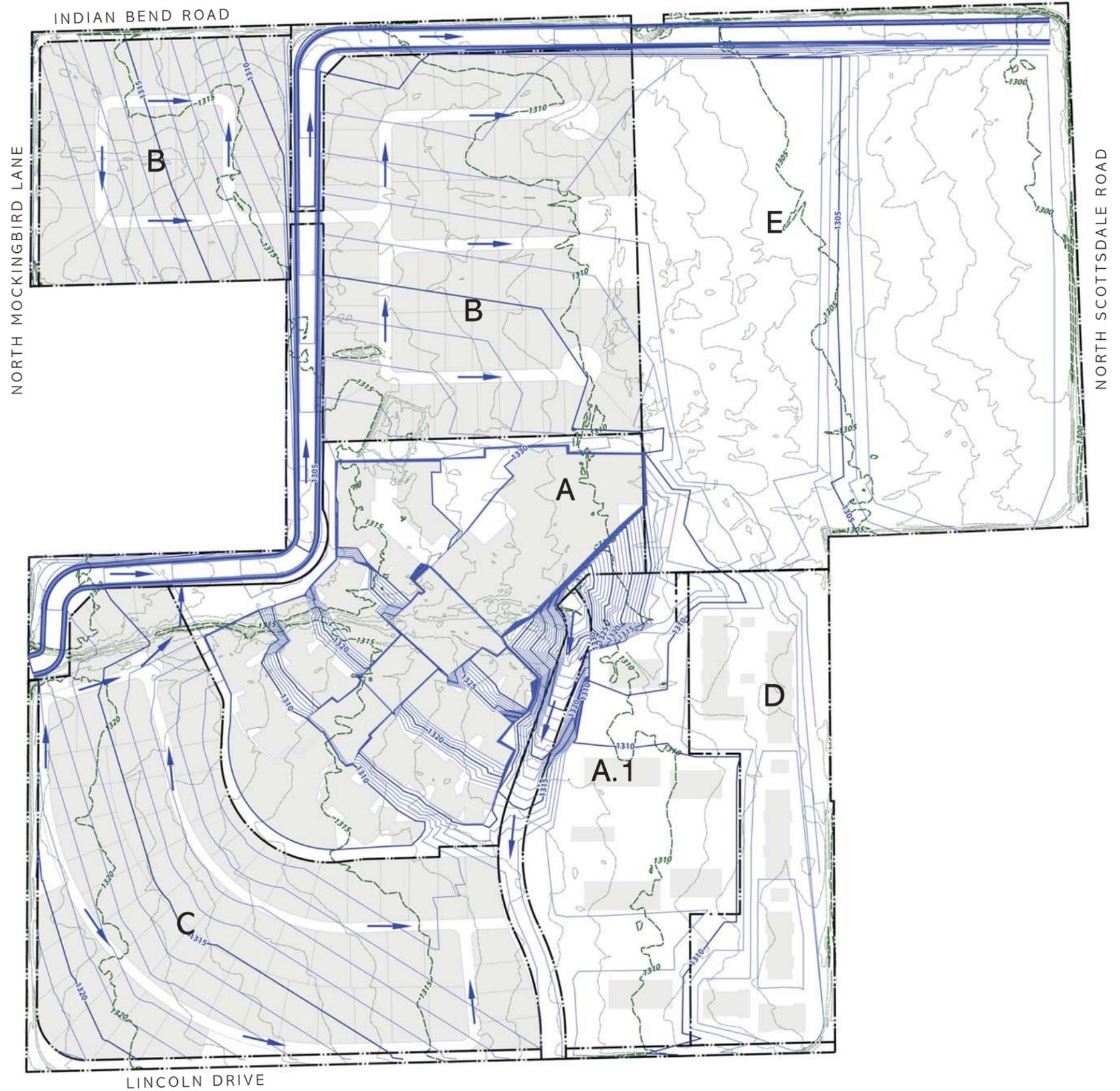


**The Ritz-Carlton Resort**  
Paradise Valley Special Use Permit Application  
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**LEGEND**

-  Existing Major Topo Line
-  Existing Minor Topo Line
-  Proposed Major Topo Line
-  Proposed Minor Topo Line
-  Flow Direction



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contact: Ryan Weed

**MASON ARCHITECTS**  
Architecture & Master Planning

2995 Woodside Rd | Ste 400  
Woodside, CA 94062  
650.851.8810  
contact: Peter Mason

**NELSEN PARTNERS**  
Mixed-Use Architecture

15210 N Scottsdale Rd | Ste 300  
Scottsdale, AZ 85254  
480.949.6800  
contact: George A Melara

**WITHEY MORRIS, PLC**  
Land Use & Zoning Attorney

2525 E Arizona Biltmore Cir | Ste A-212  
Phoenix, Arizona 85016  
602.230.0600  
contact: Jason Morris



**The Ritz-Carlton Resort**

Paradise Valley Special Use Permit Application  
May 4, 2015

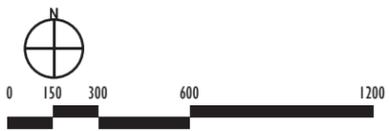
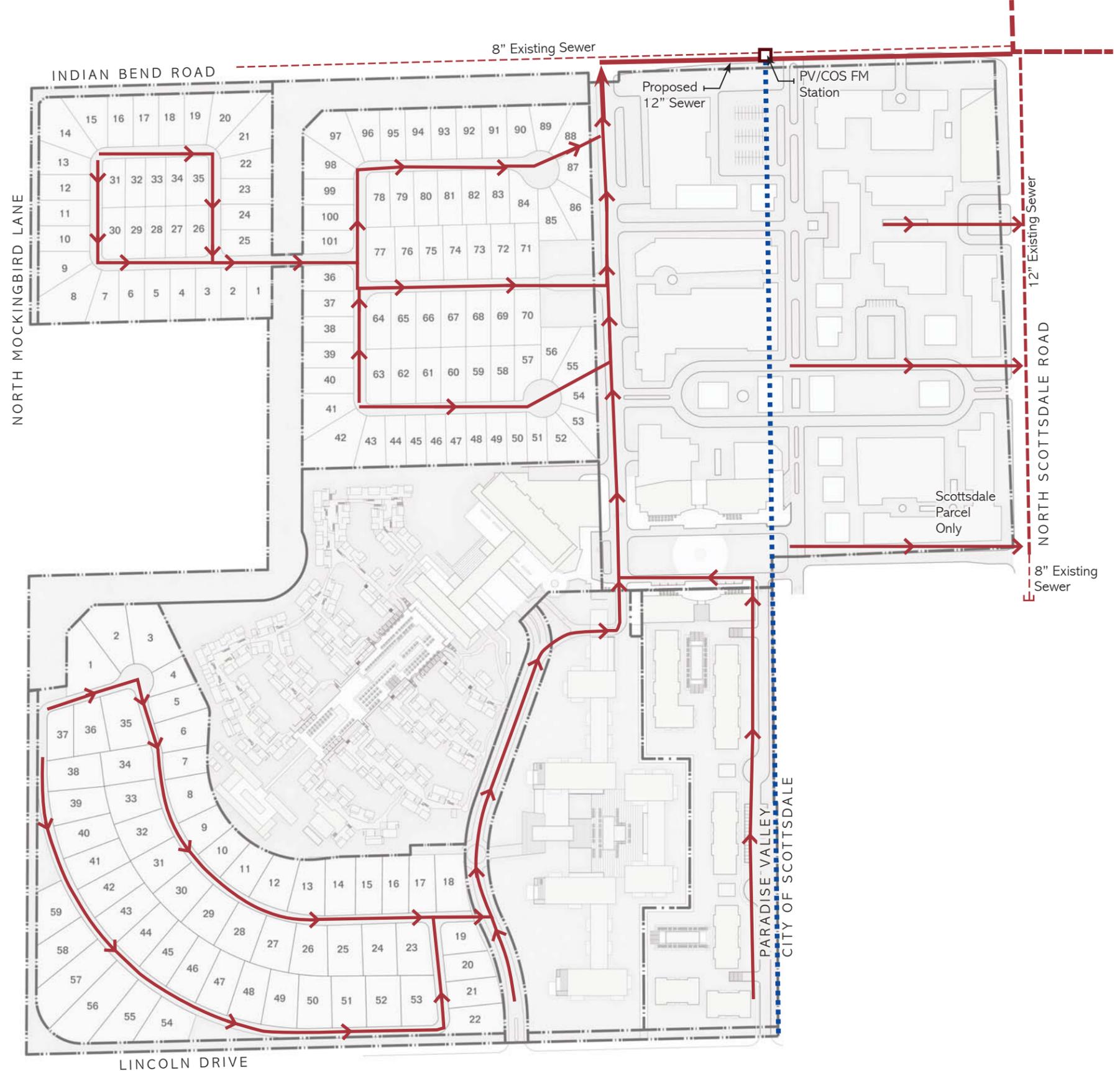


**GRADING & DRAINAGE**

VIII-5

**LEGEND**

- - - - - 8" Existing Sewer
- - - - - 12" Existing Sewer
- - - - - 36" Existing Sewer
- 12" Proposed Sewer
- → → 8" Proposed Sewer



**CIVTECH, INC**  
Traffic Engineering

10605 N Hayden Road | Ste 140  
Scottsdale, AZ 85260-5595  
480.659.4250  
contact: Dawn Carter

**CVL CONSULTANTS**  
Civil, Landscape, Planning, & Survey

4550 N 12th St  
Phoenix, AZ 85014  
602.264.6831  
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**The Ritz-Carlton Resort**

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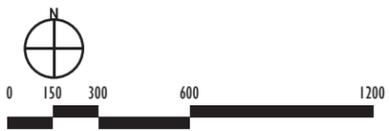
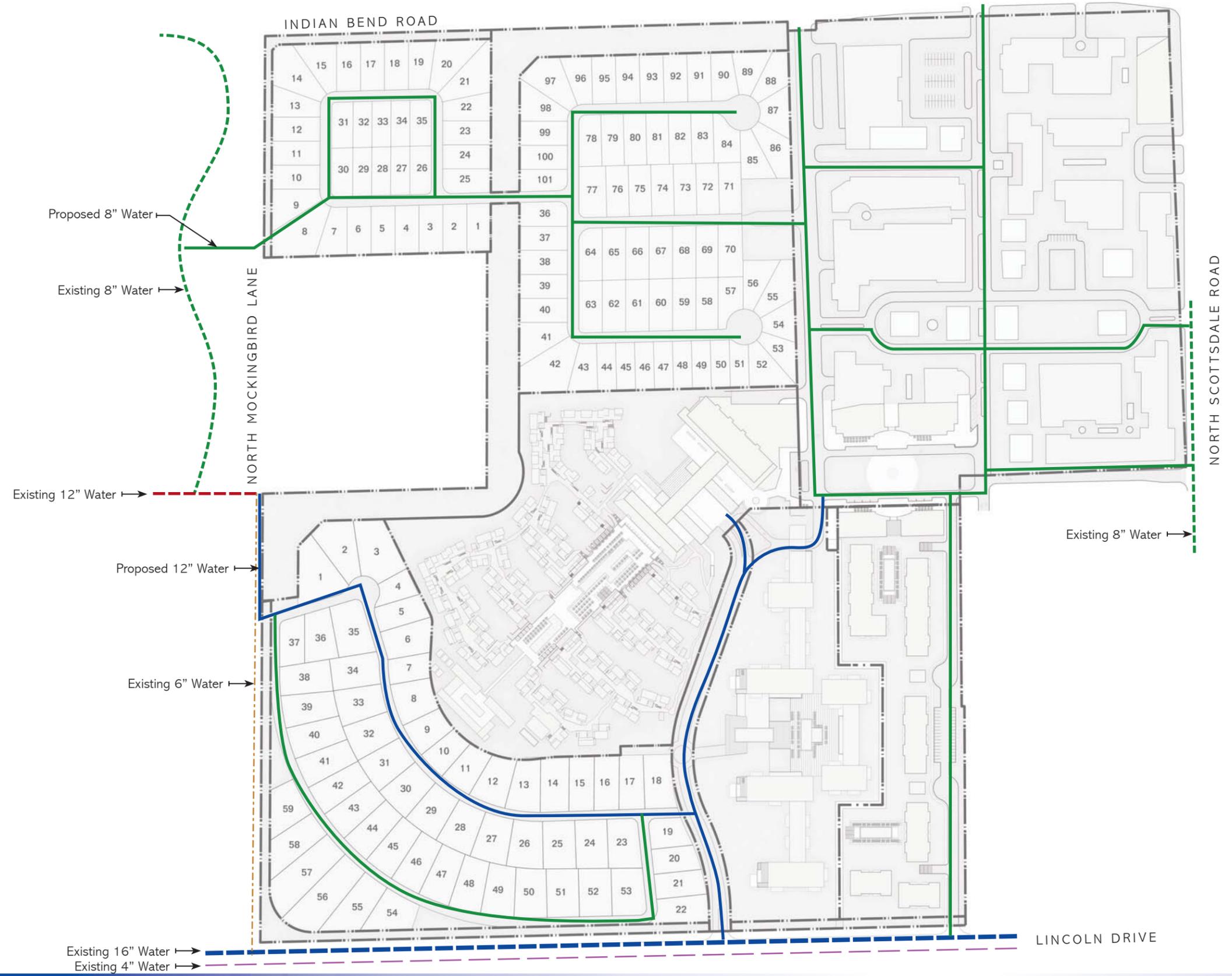


**SEWER SERVICE**

VIII-6

**LEGEND**

-  16" Existing Water
-  12" Existing Water
-  8" Existing Water
-  6" Existing Water
-  4" Existing Water
-  12" Proposed Water
-  8" Proposed Water



**CIVTECH, INC**  
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2525 E Arizona Biltmore Cir | Ste A-212  
Phoenix, Arizona 85016  
602.230.0600  
contact: Jason Morris



**The Ritz-Carlton Resort**  
Paradise Valley Special Use Permit Application  
May 4, 2015



**WATER SERVICE**  
VIII-7



THE RITZ-CARLTON®

## The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application  
May 4, 2015



## TRAFFIC REPORT - EXECUTIVE SUMMARY

This report documents a traffic impact analysis performed for a mixed use development consisting of a resort surrounded by residential dwelling units and commercial land uses. The site is located north of Lincoln Drive, south of Indian Bend Road, east of Mockingbird Road and west of Scottsdale Road. The site area bounded by these major streets excludes the existing Church (St. Barnabus of the Desert), Spectrum Office Development, the Lincoln Center Office Development, and the Alliance residential mixed use development leaving a net site area of 130 acres. This land is currently undeveloped. A majority of the development (110 acres) is located within the Town of Paradise Valley with the northeastern 20 acres located within the City of Scottsdale. While the 20 acres within the City of Scottsdale are not a part of this application, traffic generated by the future buildout of this area has been considered.

CivTech Inc. has been retained by Five Star Development to perform the traffic impact analysis for the proposed Ritz-Carlton Resort. The report was previously prepared and approved for a mixed use plan in 2007. The site is being re-planned to contain additional residential dwelling units and an increase in the total square footage of retail development.

The purpose of this study is to address traffic and transportation impacts of the proposed development on the surrounding streets and intersections. This traffic impact analysis was prepared based on criteria set forth by the Town of Paradise Valley, the City of Scottsdale and the development team. The specific objectives of the study are:

1. To evaluate lane requirements on all existing roadways and at all existing intersections within the study area.
2. To determine future level of service for all proposed major intersections within the study area and recommend any capacity related improvements.
3. To determine necessary lane configurations at all major intersections within the proposed development to provide acceptable future levels of service.
4. To evaluate the need for future traffic control changes within the proposed development.
5. To evaluate the need for auxiliary lanes at stop and signal controlled intersections.
6. To evaluate the need for deceleration lanes at each site access.
7. To assess any safety concerns on the existing roadways and provide options to ensure they are not intensified with an increase in traffic.

The report documents traffic impacts generated by the proposed Ritz-Carlton development. The development is proposed with a 200 room resort hotel including a spa, lodge, meeting facilities, gardens, outdoor function space, and retail. It also includes 80 units of "Resort Villas". The residential component of the plan consists of 160 lots/units of low density single family residential and 250 units/lots of townhomes/condominiums. The commercial component of the site is planned to consist of 454,000 square feet of retail/restaurant use and 400 multi-family residential dwelling units.

The study area was determined during a scoping meeting with staff from the Town of Paradise Valley utilizing the original TIA, the Traffic Impact and Mitigation Measure guidelines from the City of Scottsdale and public input received during the planning effort in 2007.

The following recommendations have been documented in this study:

- All existing intersections operate at acceptable levels of service under the existing lane configurations and stop control.
- This study evaluates three (3) horizon year, the opening year of 2018, opening plus five years (2023) and opening plus twenty years (2038). The future study horizon years were analyzed to ensure that future off-site impacts were constructed with the current plan.

- According to Figure 3-C from the City of Scottsdale Street Classification Map, from the most recent edition of the General Plan dated October 2003, Scottsdale Road is classified as a Principal Arterial Road. It currently operates as a six-lane urban arterial within the project vicinity.
- Indian Bend Road, west of Scottsdale Road, is classified as a collector street as depicted in the Town of Paradise Valley's Circulation Plan as presented within the General Plan. It currently operates as a two lane roadway adjacent to the site
- Lincoln Road, west of Scottsdale Road, is an existing 4-lane urban arterial located within the Town of Paradise Valley. It provides a direct connection to Tatum Boulevard/44th Street and serves as the primary access point to the proposed Ritz-Carlton Resort.
- Mockingbird Lane is classified as a two-lane minor arterial road. There will be no access to the Ritz-Carlton development from Mockingbird Lane.
- The proposed development will provide three main entry points for ingress/egress from the surrounding street network. The primary access to the development will be located on Lincoln Drive. The second access will be located through the Spectrum Offices to an existing traffic signal (6750 North) located along Scottsdale Road. The third access will provide a direct connection for the large acreage residential units on the north side of the development to Indian Bend Road at the existing traffic circle. An internal street network will connect the three access points.
- Two additional secondary access points are anticipated; one from Indian Bend Road for the commercial parcel and one for the attached residences parcel from Lincoln Drive. These driveways have not yet been located but must be placed in a safe location for the existing commercial driveways along Lincoln Drive and the existing resort along Indian Bend Road.
- The commercial and attached residences parcels will utilize the access through the Spectrum Offices as their primary ingress/egress.
- The proposed development is expected to generate approximately 3,108 daily external trips in 2018, with 327 occurring in the AM peak hour and 291 occurring in the PM peak hour. To ensure that the estimate of traffic impacts is conservatively calculated, it is assumed that the development will attract 100 percent of the assumed trips upon opening in 2018.
- The proposed development is expected to generate approximately 24,470 daily external trips in 2038, with 1,011 occurring in the AM peak hour and 1,784 occurring in the PM peak hour. To ensure that the estimate of traffic impacts is conservatively calculated, it is assumed that the development will attract 100 percent of the assumed trips upon buildout in 2023.
- All intersections experience an acceptable level of service in the future horizon years under the proposed lane configurations and stop control as shown in Figure 15, with the exception of Quail Run Road and Lincoln Drive intersection.
- The intersection of Quail Run Road and Lincoln Drive intersection will experience an unacceptable level of service due to the proposed southbound left-turn resort traffic. It is recommended that this intersection be signalized to help improve the future levels of service. Signal warrants are not met in the opening year of the resort (2018) but are met when the resort is fully built-out (2023). It is also anticipated that a traffic signal is warranted to assist with event traffic. The timing if the installation of the traffic signal should be further evaluated to see if safety or event traffic triggers the warrant prior to the 2023 horizon year.

### CIVTECH, INC Traffic Engineering

10605 N Hayden Road | Ste 140  
Scottsdale, AZ 85260-5595  
480.659.4250  
contact: Dawn Carter

### CVL CONSULTANTS Civil, Landscape, Planning, & Survey

4550 N 12th St  
Phoenix, AZ 85014  
602.264.6831  
contact: Ryan Weed

### MASON ARCHITECTS Architecture & Master Planning

2995 Woodside Rd | Ste 400  
Woodside, CA 94062  
650.851.8810  
contact: Peter Mason

### NELSEN PARTNERS Mixed-Use Architecture

15210 N Scottsdale Rd | Ste 300  
Scottsdale, AZ 85254  
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contact: George A Melara

### WITHEY MORRIS, PLC Land Use & Zoning Attorney

2525 E Arizona Biltmore Cir | Ste A-212  
Phoenix, Arizona 85016  
602.230.0600  
contact: Jason Morris



## The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application  
May 4, 2015



## TRAFFIC REPORT

IX-1



THE RITZ-CARLTON®

## The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application  
May 4, 2015





**DEPARTMENT OF THE ARMY**  
 LOS ANGELES DISTRICT, CORPS OF ENGINEERS  
 ARIZONA-NEVADA AREA OFFICE  
 3636 NORTH CENTRAL AVENUE, SUITE 900  
 PHOENIX, ARIZONA 85012-1939

REPLY TO

April 27, 2005

Office of the Chief  
 Regulatory Branch

Mr. Scott Mayeda  
 Sinclair Oil Corporation  
 5550 East South Temple  
 Salt Lake City, Utah 84102

File Number: 2005-00918-AP

Dear Mr. Mayeda:

Reference is made to your agent's letter dated February 22, 2005 in which you requested a Clean Water Act Section 404 jurisdictional delineation for your property. This parcel is located on approximately 122 acres of land that is bounded by Indian Bend Road to the north, Lincoln Drive to the south, Mockingbird Lane to the east, and Scottsdale Road to the west. The property is within a portion of Section 10, T2N, R4E, Scottsdale and Paradise Valley, Maricopa County, Arizona.

Based on the information furnished in your request, we have determined that your property is not subject to our jurisdiction under Section 404 of the Clean Water Act, as shown within the boundaries on the aerial photograph that was prepared by Sage and is dated December 2004. Since there are no waters of the United States within the aforementioned property, no Section 404 permit is required from our office.

The receipt of your request is appreciated. If you have questions, please contact Ann Palaruan at (602) 640-5385 x 227.

Sincerely,

Cindy Lester P.E.  
 Chief, Arizona Section  
 Regulatory Branch

Copy Furnished:  
 (With Aerial Photograph)

Ms. Noelle Sanders  
 Sage  
 1438 W. Broadway Road  
 Suite 208  
 Tempe, Arizona 85282

S A G E  
 LANDSCAPE  
 ARCHITECTURE  
 & ENVIRONMENTAL



LANDSCAPE ARCHITECTURE  
 PLANNING  
 ENVIRONMENTAL  
 URBAN DESIGN  
 HISTORIC RESTORATION  
 CULTURAL LANDSCAPES

February 22, 2005

Ms. Sallie McGuire  
 U.S. Army Corps of Engineers  
 3636 N. Central Avenue, Suite 970  
 Phoenix, AZ 85012-0936

RE: Sinclair Parcel (formerly 964-0107-CJL)

Sallie:

SAGE has been retained by Fleet Fisher Engineering to evaluate the drainage course that traverses the 110-acre parcel located within Section 10 of T2N, R4E, Maricopa County, Arizona. On behalf of Sinclair, SAGE requests a formal determination of waters of the U.S. within the property.

SAGE visited the property in October 2004 as well as February 2005 observed the following:

- The wash has been disturbed upstream and downstream
- Mockingbird Lane culvert designed for capacity of approximately 1,500 cfs
- As the wash traverses from west to east, the wash is relatively defined averaging 3 feet in width for approximately 1,400 linear feet
- Beyond 1,400 feet, the wash is not distinguishable and does not show indicators of ordinary high water
- This wash lacks connectivity to other waters of the U.S.
- This wash does not appear jurisdictional based on the above description

Please review the enclosed aerial photograph and provide your assessment to SAGE at your earliest convenience.

Sincerely,

Noelle Sanders  
 Environmental Manager

Scott Mayeda - Senior Vice President  
 Sinclair Oil Company

cc: F.Fleet/Fleet Fisher Engineering

1438 W. Broadway Road, Suite  
 208  
 TEMPE, ARIZONA 85282  
 TEL 480.894.2399  
 FAX 480.874.2398

Statement of Authorization

**CIVTECH, INC**  
 Traffic Engineering

10605 N Hayden Road | Ste 140  
 Scottsdale, AZ 85260-5595  
 480.659.4250  
 contact: Dawn Carter

**CVL CONSULTANTS**  
 Civil, Landscape, Planning, & Survey

4550 N 12th St  
 Phoenix, AZ 85014  
 602.264.6831  
 contact: Ryan Weed

**MASON ARCHITECTS**  
 Architecture & Master Planning

2995 Woodside Rd | Ste 400  
 Woodside, CA 94062  
 650.851.8810  
 contact: Peter Mason

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**WITHEY MORRIS, PLC**  
 Land Use & Zoning Attorney

2525 E Arizona Biltmore Cir | Ste A-212  
 Phoenix, Arizona 85016  
 602.230.0600  
 contact: Jason Morris



**The Ritz-Carlton Resort**

Paradise Valley Special Use Permit Application  
 May 4, 2015



**CLEAN WATER ACT  
 SECTION 404**

X-1

**ARIZONA DEPARTMENT OF WATER RESOURCES**  
**Office of Assured and Adequate Water Supply**  
 2<sup>nd</sup> Floor, 3550 N. Central Ave., Phoenix, AZ 85012  
 Telephone 602 771-8599  
 Fax 602 771-8689



Janet Napolitano  
 Governor  
 Herbert R. Guenther  
 Director

**COPY**

December 29, 2008

VIA CERTIFIED MAIL  
 Greg Wallace  
 Errol L Montgomery & Associates Inc  
 5010 E Shea D-110  
 Scottsdale AZ 85254

Re: **Certificate of Assured Water Supply**  
**7000 East Lincoln**  
**DWR File No. 27-700472.0000**

Dear Mr. Wallace:

The Department of Water Resources has determined that the criteria for an Assured Water Supply pursuant to A.R.S. § 45-576 and A.A.C. R12-15-701 *et seq.* have been met, and therefore the Director has decided to issue Assured Water Supply Certificate No.27-700472.0000. Arizona American Water Company - Paradise Valley will provide the water supply to the lots. The source of supply will be groundwater. Based on current information, the Department has determined that the subdivision's total projected demand is 162.32 acre-feet per year for 149 lots, and the groundwater allowance for the 100-year period is 649.28 acre-feet. The Certificate is attached. The Department suggests you record your Certificate of Assured Water Supply in the appropriate county recorder's office. This will provide you with a permanent public record of the Certificate.

This determination is applicable only to the person or entity specified on the Certificate and for the plat reviewed by the Department. Information used in evaluating this application is available for review in the Department's files. Please contact us if questions arise.

Pursuant to A.R.S. § 41-1092.03, the Department is notifying you that the Director's determination and decision to issue the Certificate is an appealable agency action. You are entitled to appeal this action. If you wish to appeal this action, you must file a written appeal within thirty (30) days from receipt of this letter. I am providing you with a summary of the appeal process and an appeal form, should you elect to pursue this option.

Sincerely,

Norma J. Coupaud  
 Office of Assured and Adequate Water Supply

Enclosures

**STATE OF ARIZONA**  
**DEPARTMENT OF WATER RESOURCES**  
**CERTIFICATE OF ASSURED WATER SUPPLY**

This is to certify that

**Five Star Development Resort Communities, LLC, an Arizona limited liability company**

has met the requirements of A.R.S. §§45-576 and the applicable regulations, and

By powers vested in the Director of the Arizona Department of Water Resources by the State of Arizona, and subject to the conditions contained in the applicable regulations,

Is issued this Certificate of Assured Water Supply for

**7000 East Lincoln**  
**Township 2 North, Range 4 East, Section 10**  
**GSRB&M Maricopa County, PHOENIX Active Management Area**

Sufficient water of adequate quality will be continuously available to satisfy the water demand of the referenced subdivision for at least one hundred years. The referenced subdivision consists of **149 lots** as described in the preliminary plat on file with the Department, and has an estimated water demand of **162.32 acre-feet per year**. The subdivision will be served **groundwater** by **Arizona American Water Company - Paradise Valley**.

This Certificate is invalid as to any entity not named above.  
 This Certificate may be assigned pursuant to A.A.C. R12-15-705.

**Certificate Number: 27-700472.0000**



**ARIZONA DEPARTMENT OF WATER RESOURCES**

Assistant Director

23 DEC. 2008  
 Date

TYPE A CERTIFICATE

**COPY**

Page 2  
 Subdivision Name: 7000 East Lincoln  
 File Number: 27-700472.0000

Cliff Neal  
 CAGR  
 P.O. Box 43020  
 Phoenix, AZ 85080-3020

Drew Swieczkowski, Hydrology Division  
 PHOENIX AMA Division

**CIVTECH, INC**  
 Traffic Engineering

10605 N Hayden Road | Ste 140  
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 602.230.0600  
 contact: Jason Morris



**The Ritz-Carlton Resort**

Paradise Valley Special Use Permit Application  
 May 4, 2015



THE RITZ-CARLTON®

**WILL SERVE**

Water  
 X-2



6401 EAST LINCOLN DRIVE  
TOWN OF PARADISE VALLEY ARIZONA 85253-4399

PHONE: (480) 948-7411  
FAX: (480) 951-3715  
TDD: (480) 483-1811

OFFICE OF: TOWN MANAGER

April 7, 2005

Mr. Fred E. Fleet, P.E.  
President, Fleet Engineering Inc.  
1702 East Highland Avenue, Suite 200  
Phoenix, AZ 85016

Re: Sinclair Oil Property Sewer Service

Dear Mr. Fleet:

The Town has been advised that planning for the development of the approximate 102 acre Sinclair Oil parcel in the Town of Paradise Valley, generally at the northwest quadrant of Lincoln Drive and Scottsdale Road, is currently in process. It is understood that the development could generate as much as .3 mgd in sewage flows, and the Town has previously issued a letter of assurance that sewer service will be provided. While a sewer flow of up to .3 mgd seems high for a parcel this size, the Town has committed and will provide sewer service for whatever development plan is approved and implemented.

This supplemental letter is provided to assure the future developer of the Sinclair Oil parcel that the Town will comply with the intergovernmental agreement for sewer service between the Town and the City of Scottsdale dated November 30, 1998. Among other provisions, this intergovernmental agreement provides that the Town will purchase from the City of Scottsdale sewer treatment capacity necessary to serve properties within the Town which are connected to the Scottsdale sewer system pursuant to this intergovernmental agreement.

I hope that this letter satisfactorily responds to your request for assurance of the Town's intention to comply with this intergovernmental agreement for sewer service. If you would like to discuss any aspect of sewer service to the Sinclair Oil property further, please call me.

Sincerely,

Thomas M. Martinsen  
Town Manager

TMM/nm



6401 EAST LINCOLN DRIVE  
TOWN OF PARADISE VALLEY, ARIZONA 85253-4399

PHONE: (480) 948-7411  
FAX: (480) 951-3715  
TDD: (480) 483-1811

OFFICE OF: Town Engineer

January 24, 2005

Mr. Fred E. Fleet, P.E., President  
Fleet Fisher Engineering, Inc.  
4250 E. Camelback Road, Suite 410K  
Phoenix, Arizona 85018

Re: SINCLAIR PARCEL SANITARY SEWER SERVICE

Dear Mr. Fleet,

In response to your request, the Town of Paradise Valley will provide sanitary sewer service to the Sinclair property located in the corporate limits of the Town. Parcels located outside of the Town may have to obtain service through the City of Scottsdale. In accordance with the Town's sewer plan, all sewage generated on the property will be required to flow to the north and into a sanitary sewer lift station that will be constructed south of Indian Bend Road west of Scottsdale Road. The sewage will be pumped north where it will discharge into the City of Scottsdale's west lift station and then pumped north for treatment at the Scottsdale Water Campus.

As part of their development, Sinclair property will be required to cost participate with the Town of Paradise Valley towards the construction of the pumping station and associated force main as well as construct the on-site sewerage system. If you have any questions please call me at 480-348-3529.

Sincerely,

William C. Mead, PE  
Town Engineer

C: Tom Martinsen, Town Manager

P:\BILL\05 Bill\Letters\Sinclair Will Serve 1-21-05.doc

CIVTECH, INC  
Traffic Engineering

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602.230.0600  
contact: Jason Morris



The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application  
May 4, 2015



WILL SERVE

Sewer  
X-3



4550 North 12th Street | Phoenix, AZ 85014  
602.264.6831

May 1, 2015

Jim Shano  
Town Engineer  
Town of Paradise Valley  
6401 E Lincoln Dr  
Paradise Valley, AZ 85253

Re: Ritz Carlton Special Use Permit  
Drainage Overview

Dear Mr. Shano:

The following is a brief summary of the hydrology and hydraulics for the proposed Ritz Carlton project. The existing site generally slopes from west to northeast. Existing offsite drainage flows enter the project through an existing box culvert crossing below Mockingbird Lane. The historical flow currently travels across the site in a shallow sheet flow pattern that has created several small natural swales and one main wash area. The existing flow is only channelized for a few hundred feet before fanning out across the property. As the drainage flows move east across the property they eventually move northeast out falling into the existing concrete box culvert crossing below Scottsdale Road just south of Indian Bend Road. The exact capacity of the existing box culvert and downstream channel system has not yet been determined. However for this project, the downstream existing flow will not be increased as a result of this project. For this project the onsite drainage design will be a pre vs. post drainage solution. More specifically the storm water exiting the property in the post development condition will be less than the storm water leaving the property in the historic condition. The difference between the pre development and post development flows will be detained onsite in retention basins.

In the proposed development condition, offsite drainage flows will continue to cross. After crossing below Mockingbird Lane through the existing box culvert, the drainage flows will travel northeast in a new improved channel. The existing natural wash disappears after a few hundred feet as the drainage flow fans out across the property. There is very little natural wash on the property. The proposed channel will be sized with sufficient capacity to convey the offsite drainage flow as well as serve for an outfall for the pre development onsite flows. The exact physical properties of the channel have not yet been finalized. However, the channel is anticipated to be a natural, landscaped, trapezoidal channel. The channel will extend cross the property from Mockingbird Lane connecting to the existing box culvert at Scottsdale Road.

A new updated drainage report is will be prepared for this project. The report will take into account all new studies completed adjacent to the property. The new study will also account for the new characteristics of the project onsite drainage patterns. We look forward to meeting in the near future to discuss the drainage design and criteria for this project. Please feel free to contact me at 602-264-6831 at any time.

Sincerely,  
Coe & Van Loo Consultants, Inc.

Ryan Weed, PE  
President, CEO

RW:



Expires: 3/31/17

