

Catherine Kauffman, Anne Andeen and Kathryn Gasser are here to interview Mr. Jonathan Wainwright

Catherine: May we have your permission to quote you in part or in whole our interview today?

Jonathan: Yes

Catherine: What brought you to Arizona and particularly to the Town of Paradise Valley?

Jonathan: My dad was transferred here from Albuquerque. He was the branch manager for EF Hutton and they transferred him to be the branch manager in the Phoenix office, which was downtown.

When we first moved here, we rented a house for a month or two and then in 1965 when I was three, we purchased a home where the Scottsdale Plaza Resort is now. Guy Stillman built the home on a 40-acre parcel and it was actually where the railroad park used to be. We bought the house from Charlie Hall who bought the house from Guy Stillman. I know Alan and Charlie Hall III, who both live in the Town. After, we moved to a house on Doubletree and Martingale.

I was the youngest of four kids. I have a brother that is about 10 years older than me who is retired now and lives in Reno. My other brother is about 8 years older than me. He retired as Vice President of Discount Tire and lives in Carefree. My sister, Louise Simpson, lives in Scottsdale. My brothers were really of a different generation than I was. My brothers went to college in the 70s and I went in the 80s. My brother Peter, the oldest one, actually went to boarding school at New Mexico Military Institute where he was the Junior State High Power Shooting Champion of Arizona and New Mexico at the time. Of course, they desperately wanted him to become a sniper and go to Viet Nam. He went to military school up until 11th grade. That would have been 1969. He didn't like the crew cuts any more so he transferred to Saguaro High School where he graduated. He did nothing but grow out his hair and then went off to USC. He kept having a deferment (from Viet Nam). They kept saying why don't you just come because you're such a good shot.

Catherine: What are some of your memories living on the old Stillman property?

Jonathan: My brothers used to have a movie theater on the property where kids from the neighborhood would come. They would show old Boris Karloff movies. I remember the kid clubhouse was the old train station – there were tracks that went through it. We called it the train shed. My brothers built underground forts all throughout the property. They had this big pole, which you put somebody on top of it – good thing we didn't die – then you could dig tunnels through the dirt. You would go to another fort somewhere else. These were tunnels without any support and you could crawl right

through them. I think we built it where Mr. Stillman actually had a lake where the train went over it so it was kind of silty and it didn't collapse – that was a good thing. Mr. Stillman had planted a lot of big eucalyptus trees where we had tree houses which were kind of fun. Of course every time it rained we had all the toads going into our pool and they would lay these long strings of eggs. We had all the critters. I remember camping out on the property there with my brother - at that point Scottsdale Road was just a two lane road – there was a big burst – a guy who was probably drunk or something hit a power pole and knocked it over. I was probably 5 or 6 at the time. Where we lived was a rural place before McCormick Ranch was really developed. We were probably the last house until Albuquerque or something.

Guy Stillman had a house across the street – not where the train park is now – it was on the north side. Their house was always a fun party to go to because he'd have all the kids come over and had his train going. It was a like a private party – it wasn't like the park is today.

I remember that same time – election year – Guy Stillman was chairman of the Democratic Party. You would see Marine II flying over our house with Vice President Humphrey in it. My dad wasn't a Humphrey fan! My dad said, "He's lucky, I'm one of the good guys." I do remember the presidential candidate visits and they all seemed to pay homage to Guy Stillman. One of my early memories from PCDS in 1968, when I was in first grade, was when Barry Goldwater came there to vote. Phoenix Country Day was his poling place

Catherine: Tell us about the 1929 Model A pickup truck

Jonathan: My dad went to one of the auctions – it may have been Barrett Jackson. He bought a 1929 Model A pickup truck for my sister to drive. It was the least expensive car at the auction. It wasn't restored that well though it ran. It was a pickup truck convertible. My dad liked the idea of us driving that because we really weren't going to get a speeding ticket. It protested at about 37 miles per hour. The speedometer was this round thing that just went around and around.

Catherine: Where did you go to school?

Jonathan: I started at Judson. I went to preschool and kindergarten twice at Judson. I went to Judson for 3 years. From 1st grade through 9th grade, I went to Phoenix Country Day School. Then I went to boarding school in North Andover, Massachusetts. I went to college in Illinois at Wake Forest for a couple of years and then I finally came back here.

Catherine: What brought you back to Arizona?

Jonathan: I felt that I had experienced enough and this is where I wanted to live. I did go to the University of Arizona after leaving Wake Forest. I was sort of interested in politics. At the U of A, I worked as a congressional staffer for Jim Kolbe down in Tucson. Then it was Congressional District 5, which was really an interesting one. I was on his campaign staff when it was a rerun against Congressman McNulty. The two of them had run against each other in 1982. Then, in 1984, Kolbe won that election.

Catherine: Did you go to Washington with Kolbe?

Jonathan: No I was in the District Office for a little bit and then I came back to Phoenix

Catherine: What did you study at college? Politics?

Jonathan: I don't have a degree, which didn't make my parents very happy. I think I had 15 different majors – probably enough hours to have about 15 degrees! I bounced around a lot. Political Science was my major at one point – then Theology, Urban Studies – I had a lot of them. I was going to finish my degree. I found that I had plenty of hours for a degree but not all in the right spot. Then I took a very good job here. I was supposed to go back and finish but I just never did.

Catherine: How did you get into the construction business?

Jonathan: When I was in high school, I worked for developers of Finisterre, Jim Pitre and Dick Johns. I used to babysit Jim Pitre kids and got to know him pretty well so he gave me a summer job. I really liked working for them. I thought it was interesting.

After I left the U of A, I worked for a company called States Savings Mortgage Company, which was owned by a Town resident named David Reese. His family owned State Savings Bank an S & L out of Columbus, Ohio. They were looking to diversify their portfolio in Arizona. I did construction finance for them, a lot of it in Paradise Valley, which is really where my job today came from. One of my clients, whom I did construction finance for when the savings and loan crisis hit back in the late 1980s, I told him the bank wasn't going to lend him any more money but not to take it personally – they aren't lending anyone any more money on spec financing. There were so many good real estate opportunities out there but no financing - so if you could raise private money, you could really get good deals. I did go into banking and construction finance with the idea of eventually going into home building. The guy that I worked with was one of my clients. Calvis Wyant is the name of the company. We did the good news bad news thing – I'll raise the money for you. Then we started. Our first real big deal was a project on 11th Avenue and Northern, which was owned by a guy named McCrary. He had pharmacies downtown. He had a 40-acre parcel there with his horse ranch. He sold 28 acres to the city, which did a park and then there were 12 acres left. He died without a will and it went to his wife – then she died without a will. Then it went to her two 90

something year old sisters. This was at the bottom of the real estate market. We were willing to pay cash for it; in fact we bought their house up in Muns Park and a whole bunch of other things. We said we'd buy everything. They said, "Great, because we are 90 something years old and we aren't going to wait around for the market to recover." It was a great first project for me because almost immediately there was all this controversy with the neighbors. A number of people always thought that there was going to be a park there. The guy in his will was going to leave it to the city to expand the park. It was very controversial because most of the neighbors, at least I think the smarter neighbors said, "Wow, we have this great big 28 acre park with nothing on it but grass and trees – it's a nice amenity – if they ever make it a forty acre park, they are going to put a ball field there with lights and that would not be a good neighbor." This pitted neighbor against neighbor. A lot of people were very much on our side because they wanted higher end homes and the other people for some reason thought it was just going to be a park. In fact, my story as a developer was on the cover of the Business Journal – here I was this 27 year old – I thought this was kind of fun. At that time, Terry Goddard had just resigned as they mayor to run for governor. Paul Johnson, who was the councilman from that district, became mayor and then they appointed this jerk as the councilman for the district. The guy said, "Oh I'll take care of you." He stabbed us in the back the whole time. We had this big fight. They actually voted at the same council meeting to give us our plat and voted to condemn it as a park. They were corrupt about it because they appropriated, I forget the exact amount but I'll say, \$800,000. They said \$800,000 is all we can do. Then they hired an appraiser to appraise it. The guy that appraised it for estate tax purposes appraised it for as low as he could. The appraiser selected by the City of Phoenix was guaranteed to appraise it for more money than had been allocated by the City to purchase it because he had already appraised it months before for estate tax purposed. Though controversial, we ended up building 27 homes in there. It was my first real project.

Then I built a number of smaller subdivisions up and down north central Phoenix and some out in Scottsdale. Eventually I started to build a lot of single / custom homes – a lot in Paradise Valley, in fact, I've lived in a couple of them. They were spec homes but as a good homebuilder, "you eat your young" when something doesn't sell. It's also a nice side business because in lieu of taking cash, if you take house, you can take up to \$500,000 every two years tax-free if it's your own home. So if you give yourself a good deal on your own home, which we usually do, it's a good way to take tax-deferred profits. If I sell a spec home as a homebuilder, I get taxed at ordinary rates. If I build my own home and sell it two years later, then the first \$500,000 is tax-free. It's an incentive to do that. As a result, we moved around a little bit although I haven't done it as much as I should. My partner, Tony, has done that a lot more and wisely so. Part of the problem is that the home I lived in near Phoenix Country Day School was right when the market collapsed in 2008. It was a great market so when everything kept selling, I didn't move. Then once the market really collapsed, I couldn't sell my house. So we stayed there. Then in the down turn, we did a lot of "fix and flips" where we were buying

houses including an old house I remember being built in Finisterre. I bought it at the courthouse steps.

Catherine: How did you get involved with the Town?

Jonathan: My first job with the Town was while I was in high school with the Streets Department - I was driving then so it was probably 1977 or '78. I was technically a CETA employee, (Comprehensive Employment and Training Act) which was a government jobs program. I think that a Town resident had to hold the job. I worked from 6 -10 in the morning. Lincoln Drive had just been expanded and CAP was being built (Central Arizona Project). The government was relocating saguaros and other trees from the CAP area and giving Paradise Valley as many saguaro cacti and other trees they wanted. My job was to plant saguaros along Lincoln Drive. They didn't pay us very much but we weren't that effective. Mostly we, the three of us, would sit under a bush while they would go back to Town Hall and bring us another saguaro. It only took one guy to take the shovel and plant it! I did that in the mornings and I worked for a law firm in the afternoon, Brown Bain Law Firm.

Catherine: In your father's interview, he talks about you getting signatures for petitions to annex areas north of Camelback. Can you tell us about that?

Jonathan: Oscar Butt hired me as an annexation solicitor. He said, "You know everybody, why don't you go do this." It was a paid position I had during spring break while I was at Wake Forest – probably in 1981 or 1982 – my second job in Paradise Valley. The Town paid me to go door to door - places like all of the homes around Paradise Valley Country Club, the county island around 40th Street and Lincoln, Lincoln Hills area, areas around the Babbitt's house. Mrs. Babbitt chased me out when I tried to get her to sign the petition to annex her property. Then there was another little area near the Camelback Inn that wasn't part of the others. The area around Paradise Canyon Road and the hillside area around there – they were all county islands. Most people were pretty happy to do it.

Catherine: What was the criterion for getting your property annexed into the Town?

Jonathan: You had to get 51% of the assessed valuation of the area in order to annex in. So if someone had an assessed home valued at one million dollars and someone had a 2 million dollar home – that would be 1 vote versus 2 votes. If we were having difficulty with an area, we could carve out a bit of it. We could always make an annexation area smaller. Also, we wanted the husband and the wife's signatures if they were married. If we only had one signature, then that would only be considered 50% of the assessed valuation in a community property state.

Catherine: Was Oscar Butt given a mandate from the Town Council to get property annexed into the Town?

Jonathan: I don't know if it was a mandate or a policy. The policy of the Town of Paradise Valley at that point was they wanted to incorporate all of those county islands into Paradise Valley. The residential part was important and of course Camelback Inn and Mountain Shadows were a separate annexation. There wasn't a lot of opposition to it. You had to do a little bit of a sales job to make people understand. What people couldn't understand was if you annexed in, you wouldn't have an additional tax.

Catherine: Did anyone attempt to get Clearwater Hills or the Franciscan Renewal Center annexed?

Jonathan: There had been a lot of talk about that. In fact there were some pretty raucous meetings. It was always controversial for Clearwater Hills. There was a guy named General Lowry – a military guy – he was militantly opposed to it. I used to play backgammon with this guy. I think they just liked to be part of the county. They wanted less government. Of course Clearwater Hills is pretty isolated from the county itself. Jack Huntress, the mayor at one time, lived there. When I was doing the annexation petitions, I said, "Do you want me to include you in a one house incorporation – we can incorporate just you?" He said, "No, I don't think that's the right way to do it. " He didn't live there when he was mayor. Actually, a little bit of Clearwater Hills is in Paradise Valley – the Gate House and maybe the first house or something like that. Part of the annexation that I was involved in was when they annexed a little strip of Tatum Boulevard. They had left a lot of Tatum out of it. That way they would make the county pay the bill to take care of Tatum. But then somebody realized that because Clearwater Hills came out on to Tatum and that it included the area which included Camelback Inn – that was all contiguous – a weird looking county island – if for some reason, someone was able to figure out a way to not only annex Clearwater Hills from Phoenix, they could also annex that whole area in there which includes the resorts – so they annexed a strip of Tatum to prevent that from happening.

Kathryn: Was Colonial Miramonte included in this annexation?

Jonathan: That was not. It may have been annexed around that time but I didn't do the circulation petition. It was a more controversial annexation because I know some people who felt very strongly about one house per acre said we shouldn't be annexing smaller properties like that. That was also true of Mountain Shadows – East and West. People felt that it shouldn't be annexed if it didn't fit the one house per acre guidelines.

Catherine: What was your sales pitch to sign the petition?

Jonathan: It was mostly to be part of the Town and to get the services that they offered. As a county island, they didn't get police protection and their roads didn't get done - the county was obligated to do that and they dealt with the county sheriff. They would have a voice in Town otherwise they didn't

Catherine: Tell us about volunteer jobs with the Town

Jonathan: My first volunteer job was as the bailiff in Paradise Valley. They gave me a badge but not a gun. This was back when it was all volunteer hearing officers. Photo Radar was in pretty full swing there. This was about 1990. Trey Johnson was one of the hearing officers and then another was this nice lady; Worthington was her last name. They had robes and I had a badge. I think Elliot Horne was the bailiff before me. When Elliot didn't look scary enough for them, they decided to put me in. It was actually pretty interesting because you would talk to everyone. I could help you out if you ever got a photo radar ticket. I heard all of the good explanations or objections! I remember this nasty lady who came in - "this damn thing, I didn't even have the car going and blah blah blah." The guy said, "Well here is the photo." I'm pretty sure it was not her and her demeanor changed because it was her husband and somebody, who was not her, in the front seat of the car. She said. "Oh I guess they were speeding. How do I get a copy of this photo?" All of a sudden everything changed. There's another story I heard about though I wasn't the bailiff at the time - this was the shoeshine guy at the country club who I knew - his car was stolen out of the parking lot there. The ticket came out shortly after because we had the three car thieves. There were 3 smiling guys in the front seat of his car. A number of these things happened. It was interesting to hear the different people. One of the judges or hearing officers, I don't know who it was, I would always ask, "How are you Your Honor?" and he would respond, "optimistic." I always liked that response.

Catherine: How often did they have the court hearings?

Jonathan: I think I did it once a week. It was a morning thing. They had the hearings in the main chamber of the Town Hall. Basically, you could plead guilty and go to driving school, you could pay the fine, or you could ask for a trial. If people got really obstinate and argumentative then the judge would say ok I'm going to enter a plea of not guilty for you and here is your trial date. Usually people plead not guilty because it wasn't them.

Kathryn: Are there actual jurors for these trials?

Jonathan: Yes, there are juries and we have the volunteer judges

Anne: Was your father involved in the Town at that time?

Jonathan: I'm going to say at that time he may have been on the Town Council. It was after he was police chief. My dad was the first police chief for the Town. I think they still had a marshal per the Town Charter. You didn't have to have a police chief but you did have to have a marshal. It's often the same person but it doesn't have to be. One person could be several positions. I don't even know who the marshal is now. The police officers don't like being the marshal's office and that's why my dad changed it to police chief. I don't know if you know the history of my dad when he came in. They had a little challenge with the police department. They fired the Town Marshall and hired my dad. At that time my dad was running the Maricopa County Sheriffs Department Reserve Program because he had retired from EF Hutton. So he went to the Police Academy and became a police officer. They had about 400 Reserves. The Reserve Police Officers were different than they are today. There is a Reserve Police Officer Program. I don't know if Paradise Valley has any so called Reserve Police Officers. A lot of municipalities do and Paradise Valley used to. The volunteer patrol officers are different. Like my wife, she is one of the volunteer patrol officers. They're not like real cops. They don't carry a firearm. It is like me when I was a bailiff. They don't have the same obligations or training. My wife goes out in a police car with another volunteer. They do a lot of vacation watches. They hand out water at the trailheads. They help with the car show.

Anne: They also go to the churches and are called the "God Squad" to patrol the parking lot while the church or funeral service is going on.

Jonathan: Unfortunately cars get broken into in church parking lots because the bad guys know everyone is in church and won't be coming out. They know the parking lot is "all yours" as a thief - except the Unitarian Church, they are uncomfortable having police in the parking lot. They are very militant. I remember going to the Unitarian Church as a kid because they had public art. At Phoenix Country Day we went to Arcosanti, we went to the Frank Lloyd Wright thing, and then we went to see the artwork at the Unitarian Church. They have some statues and stuff that are well known.

Kathryn: I think the sculptor (John Henry Waddell) is the same guy who has statues of the massacred children in the Alabama bombing down at the Herberger. He does a lot of peace kind of sculptures. He makes a statement with his art.

Jonathan: After my career as Town Bailiff, I went on the Board of Adjustment, which I was on for 15 years, and now I am on the Planning Commission.

Catherine: Do you recall any memorable cases from the Board of Adjustments?

Jonathan: I kind of got fired from the Board of Adjustments. I must have been there a little too long. Scott LeMarr told me "this is not a life time appointment." They told Hope Ozer the same thing and she said too bad! She's still there. When you apply for the Board of Adjustments, you are also applying for the Planning Commission. The

application is either one. They accepted my application to the Planning Commission and they ignored my application for reappointment to the Board of Adjustments.

Anne: They used to call it Planning and Zoning Commission and now they don't.

Jonathan: No they don't – I guess because we don't do any more zoning. Our SUPs (Special Use Permits) are really more like zoning. For example, Mountain View Medical Plaza right now is applying to tear down its buildings and build new ones. It's really like a rezoning. It's not like in Scottsdale where you have a zoned medical office and then you go through the process. When we do something like that, we want to look at it as a blank sheet of paper. As a result, we don't really do a zoning, we do a special use permit.

On Board of Adjustments we did have some good cases. I was always very clear that I am a property rights guy. I was probably the one more likely to vote for a variance. I thought it was good to have a balance there. I never tried to take the role as an advocate. There were a lot of cases we should have granted variances but we didn't. Towards the end of my time, we had granted variances in the beginning to one guy and then 10 years later, his neighbor came and asked for the same variance and we denied it. In theory, one guy's hardship is another guy's convenience so it depends on how you see it. It made for a lot of interesting debates. We were all good friends on it - never any hard feelings. I certainly remember when Paul Gilbert represented people there. One time he represented Dan Majerle and his wife. He did get the variance but they wanted to remodel the house and he was making the argument that they were tall and they needed higher ceilings. I was all for him up until then. It did pass – I think on a 4-3 vote – he made it a little awkward for those of us that were supporting the fact that the house was going to be better. The rules had changed. It was an older house and it was really hard to remodel it under the new rules because the house was built under the old rules. It certainly didn't hurt anybody but was it a convenience or a hardship? The Board of Adjustments is autonomous. It doesn't get its direction from the Town Council. That's what I really liked about it. I felt like I could really help people more there than on the Planning Commission. If someone really does have a hardship – granted I was more willing to see it as a hardship than the next guy – then you could do something. Then basically you are done, you get it and you go on. We are also the first stop when they have litigation. So when they say, "Hey what do you mean I'm not going to get that, I'm going to sue you." You say, "Well fine, your first step is not really the courts but it's the Board of Adjustments." Then if you don't get a variance, then, I think, you go to Superior Court. It's a lot less work than the Planning Commission. People will say to me that they are interested in the Planning Commission – I have a friend who is applying for both right now – I said to him, "You do not have time to be on the Planning Commission – trust me!"

Catherine: How do you like the Planning Commission?

Jonathan: It's a lot of work. I like it to the extent that I bring a little different perspective. We have excellent members on the Planning Commission who probably bring more to the table than I do – a couple of architects and a zoning attorney. It's interesting because right now it's a lot of work because everything is getting redone. Every medical plaza in the Town is getting completely torn down and redone or a getting a major renovation. The office building that I own on the TPC Desert Course at Bell and the 101 in Scottsdale – we are getting bought out by the doctor next door. He made us a deal that we could not refuse because medical offices are in such a demand right now.

Catherine: Does the Planning Commission only deal with commercial properties?

Jonathan: No, they deal with everything. We get a Statement of Direction from the Council. They are our bosses as they should be. Right now there is all this controversy over the "party house" or whatever you want to call it, at the Sanctuary. The big debate they are having right now is over the Statement of Direction to give to the Planning Commission. It's hasn't been to the Planning Commission yet. We are waiting for it. The Town Council is going to come up with a Statement of Direction and then give it to us.

Catherine: So it starts in Town Council and then they give it to the Planning Commission?

Jonathan: You can almost say that it is informal discussion. Like when the Ritz Carlton came in, they didn't go right to the Planning Commission. They work out a general idea with the Town Council and the council comes up with a Statement of Direction. The Planning Commission tries to come up with something close to the Statement of Direction. We fine-tune it with the idea that our product should be similar to the Statement of Direction that was asked for. We definitely take our guidance from the council. They do a very nice job as far as interacting with us. Our chairman is a real hard worker. On the Planning Commission, if they tell me, "We want a 10-foot skyscraper there - that's what we want as your elected representatives." With a Statement of Direction, we will work with that and try and make it work. We'll have 7 people with different opinions. You could, as a Planning Commissioner, vote for something even though you do not like it personally. Our recommendations reflect the Statement of Direction that the Town Council has come up with. A lot of times there will be a political reason later, that when it comes back, everybody changes their mind. "We said we wanted this but we didn't know that the people would be mad about it." When it comes back, it may be different. Unfortunately a lot of people, rather than objecting to things at the Planning Commission level or when the Statement of Direction is being done, they object when they are all ready for a vote. That's kind of a bad time for both the developer as well as the neighbors to object because at that point it ends being an up or down vote rather than being able to massage it for something that may work for the neighbors. The Planning Commission meets basically twice a month but we do have

special meetings. We had a special meeting last night that went until 10 o'clock over the Smoke Tree Resort. That's a major project.

Anne: Why did you get so involved with the Town? Was it because your father was involved? It sounds like as a youngster, you just kind of grew into it.

Jonathan: I probably did. Quick story – my dad won a trip to Europe when I was in about 4th grade. They took me out of school and we went to Europe and I saw some family. When we came back, our house had been broken into. When my dad was talking to the police officer, he became interested in police work. This is when he went to the police academy and became a reserve police officer. Shortly after, he was elected for Town Council. They didn't want people on the police department and also on Town Council so that's when he got the job running the Sheriffs Department. He was done being a stockbroker – he'd had enough of that. He got on the good side on the law because EF Hutton had a lot of corruption. When they had the big crash in '87, they went from being a premier brokerage house to having problems and they went under immediately - I think the day after the crash, they filed for bankruptcy.

As a kid, I remembered the council meetings. It was about 1976-77 when they voted to widen Lincoln from two lanes to four lanes. They recalled four of the councilmembers. Actually my dad and Barbara Vonammon both lived on Doubletree. They were both sued personally as a conflict of interest. They said because you live on Doubletree, the only reason you are voting to widen Lincoln is because you don't want cars on Doubletree. Then the Town had the recall election, which they all won. It was kind of stupid because they had the regular election a month later. So they put the Town through the expense of a special election only to have the regular election a month later. There was a lot of animosity that came out of the widening of Lincoln. For the next ten or fifteen years it was an unfortunate divide – citizen against citizen. There was another very controversial meeting between Phil Vonammon and John P. Frank, which had to do the elections for the Paradise Valley Home Owners Association. This Association had been around for a while and people gave them money. It was nonpolitical thing and then it became very political. The people who didn't like the politics went to the board meeting and took over the Paradise Valley Home Owners Association. The group that took it over basically disbanded it. It had a lot of money in the kitty because it didn't really do anything. They felt that those monies were being used for political purposes. Since then I have been interested in Paradise Valley. Also a lot of my business is here. I only have one spec home going now on Joshua Tree. It is kind of fun to have to live by the rules that you created. Now I live in a 1920 adobe so the remodel on that I call my penance for all the homes I tore down.

Catherine: Are you familiar with our Historical Home Preservation Program?

Jonathan: I was hoping to talk to you about that. The house I lived in near Phoenix Country Day School was a nice historical property. The Waring family owned it. Their son was a state senator who got caught up in AzScam. They used to have rodeos right there - 37th Place where it deadends into the canal – it was like a bog down there – right next to Phoenix Country Day School. Now there is the diversionary canal – there’s a big scoop there where everything goes in – it’s a bat cave. So my home was immediately north of that. There was a parcel back there that was the old rodeo grounds. So I bought that and then I bought a parcel of land there, which was a pool. I was able to take that property, buy the other one, abandon an alley there and then do two houses – a kind of a little gated two house community. It was near where Sandra Day O’Connor’s house used to be – now her house is in Tempe. One house I lived in and the other was a spec that we sold. I lived there for quite long time – it was a big house. The kids went to All Saints and Brophy so it was down in that part of the world. We lived there for 14 years – well we were only supposed to live there for 2 years like a good homebuilder but all of the other houses kept selling in the good market. In fact we were going to move into one in Judson that we had as a spec. It was in August or something like that. We had a great client who kept buying houses from us. They liked them so much they always liked the next one we were doing so they would say, “Would you take my house on a trade?” And then we would go on to the next one. The house we built in Judson, they had bought from us with an old house on a trade in July or August – my wife and I were going to move in and sell ours. We just said that we didn’t want to move in the summer so we’ll just put it on the market and see what happens. Steve Nash ended up buying it – he just got traded. So we stayed where we were and the market kind of collapsed. We were stuck there for a while. Once the kids were gone, or just moving out – we thought what we would really like is an old Bill Tull Santa Fe house. We found one that used to belong to a guy named Art Stegall. He was a big art collector locally. His daughter went to Phoenix Country Day School with me so I knew the house well. It’s in Camelback Country Club on Golf Drive. Bill Tull built this in the 70s or 80s. He named the house Casa Taos. I had been to parties at the house. It had fallen on bad times and was owned by the bank. We bought that and did a major remodel. We took it back to really what it was – really authentic. Then we invited Joanne Tull over to come and take a look at it. She really liked the way it was. The only bad thing about the house was it had too many square feet and we would get so many scorpions – about 40 a night. We were ready to move in. The people that bought our house had kids at Phoenix Country Day. They found one little thing of mold in the inspection – like an air conditioning unit. Then they said, “Oh my goodness, we can do it.” He was a big personal injury attorney. He said he was going to cancel the contract. I thought ok; I’m not going to go to court with you. So it fell out – then we said let’s just put the other one on the market and see what happens. That one sold right away – a nice profitable venture - to a nice little guy from Nebraska. He’s never there in the summer time so he didn’t care about scorpions. About a month later, a guy we had built a house for up in Pinnacle Peak – his kid had just started Phoenix Country Day – he said, “Hey do you still have that house down there because my son started school there and my daughter is doing School for the Arts

downtown, we can't do the driving any more – so would you consider selling?" I said, "Absolutely, I'll show you what it was in escrow for. You can have it for the same price." I said, "I don't think you are going to like it because it's not like the \$10 million house we built for you up there. It's not nearly the house you had." He said, "You know what, it's not that great of a house, but I love the location. So if you'll be out in 30 days, I'll take it."

The house we live in now is basically located at Casa Blanca and McDonald. A competitor of Bill Tull built it. Our house is named Casa Bonita. All of the houses around there have names. On the Plat Map, the area is called Bill Tull Estates. Apparently all of the adobe bricks to build the homes came from the Indian Bend wash. A number of them were built around the same time as El Chorro and the Camelback Inn. The house had been on the market for a long time – a couple of realtors – price reductions – kept falling out of escrow because it needed a major remodel. So they were ready for a remodel kind of offer. I was familiar with that house because it was a competitor to the other one. It was actually a lot cooler because it was a real adobe from the 1920s. The Tull's had lived there and remodeled it. When we did our remodel, we found the time capsule from Bill Tull in the wall from his 1974 remodel. When we were done, we had to dig out the adobe an area to put the refrigerator – it's kind of like a cave – so we put back a time capsule. Our time capsule was a big olive jar in which we put a copy of the Phoenix Home and Garden article and we wrote a little letter - for whoever owns the house probably long after I'm dead - and some other things that had to do with the house, pictures during the remodel because like the bathroom wall when you take it down, the adobe would all be exposed. It was funny when we put the Internet and cable in – the guy who did it goes, "Dude, you've got dirt in your wall!" My walls are all dirt! Joanne Tull came over afterwards and she brought some pictures of the house that they had before.

Joanne was really mad that the person who had bought it from her (dad) who was an artist had put a big art studio in there and took out a lot of saguaros to do it. The art studio is cool but it's contemporary so it doesn't really fit with the house. The main house is old school. When we redid it, we took it back using old stuff like the plumbing fixtures. Actually Melinda got a number of light fixtures from the 1920s and stuff like that are in the house and go together well. The viga's are really old. The guy that apparently built the house in the 20s was an executive with Western Union or something. He used the old telegraph poles, which even have strap marks and stuff like that. So these poles were there in the 20s and they were "used" at that point – they were at least 50 years old when he put them in. Supposedly they are telegraph poles and not telephone poles – not sure how you know the difference. But the good news is that they have outlasted all of the creosote they put on.

Catherine: We will end this interview. Thank you very much for your time. We appreciate it.