

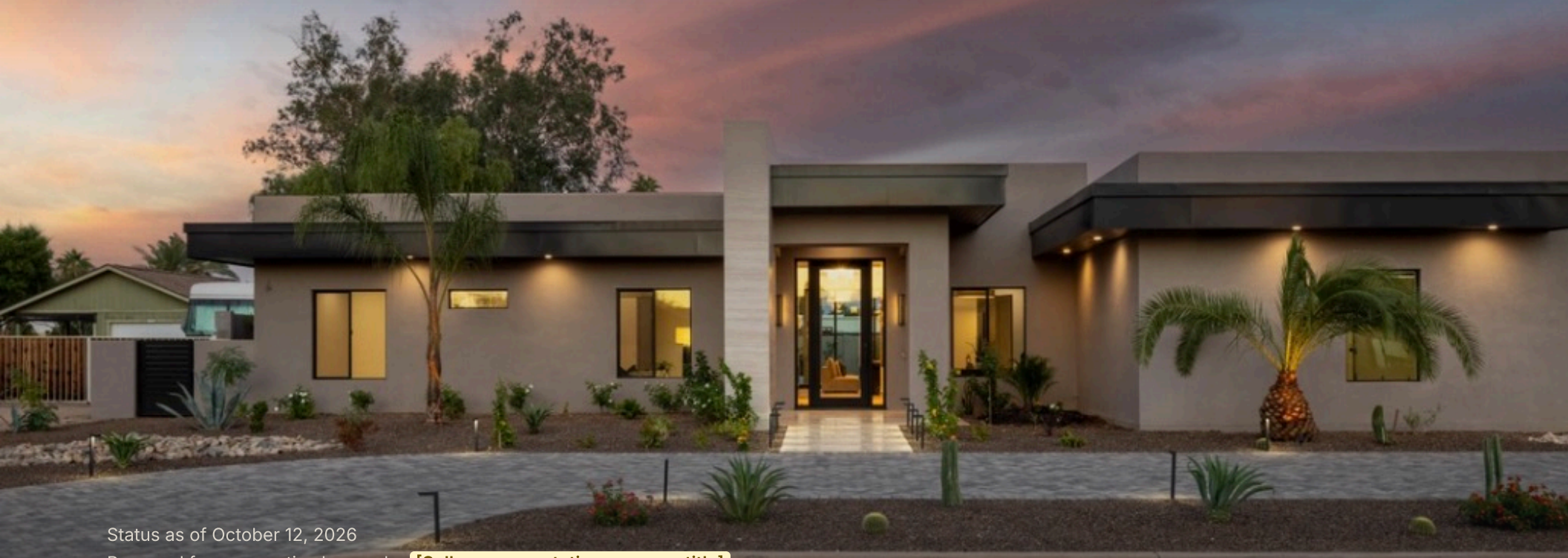
PARADISE MEADOWS · SCOTTSDALE, ARIZONA

Two Homesites on Paradise Parkway

4733 N 68th Street · 6801 E Paradise Parkway

Buyer Executive Presentation

Development Progress, Documentation & Independent Verification



Status as of October 12, 2026

Prepared for prospective buyers by [Seller representative — name, title]

Every status in this document is tied to a document or a professional you can contact directly.

Where these two homesites stand today

Both lots sit on the former Lot 30 of Paradise Meadows at North 68th Street and East Paradise Parkway. Each has a complete architectural plan set the City has already reviewed, and a shared public sewer extension under contract. The seller will pay every remaining cost through permit issuance and deliver each lot ready to build, targeting groundbreaking in January 2027. Nothing in this package describes work as finished unless a document shows it is finished.

Status at a glance

ITEM	STATUS	BASIS
Architectural plan sets (both lots)	Completed	Sheets dated 11-12-2025, marked "City Submittal"
First-round City plan review	Completed	Comments received; copy to be added (Appendix Exh. 5)
Architectural corrections	Completed	Per architect's email (Exh. 2); signed letter requested
Civil engineering revisions	In Progress	Architect awaits revised civil CAD file to finish the set
Design & engineering fees	Completed	Paid by seller (per seller; receipts on request)
Sewer extension contract & deposit	Completed	Invoice 3372: \$50,000 paid of \$141,000; seller pays the balance
Sewer construction start	Awaiting Verification	Dated site photos / contractor letter requested
Sewer inspection & City acceptance	Pending	Follows construction
Lot line adjustment	Pending	City requirements being confirmed in writing
Corrected plan resubmittal	Pending	After civil and architectural sets are coordinated
Building permits	Pending	Issued only after plan approval and fee payment

How to read this package

Completed

In Progress

Pending

Awaiting Verification

Completed means a document in the Verification Appendix shows it.
Awaiting Verification means the team reports it but the proof is not yet in hand; the page names who can confirm it.

What we are not claiming. The plans are not approved and no building permit has been issued. A paid deposit does not mean the sewer is built. The City has not yet reviewed the corrected plans, and no one can guarantee its decision. January 2027 is the seller's target for groundbreaking, not a guaranteed date.

What this package contains

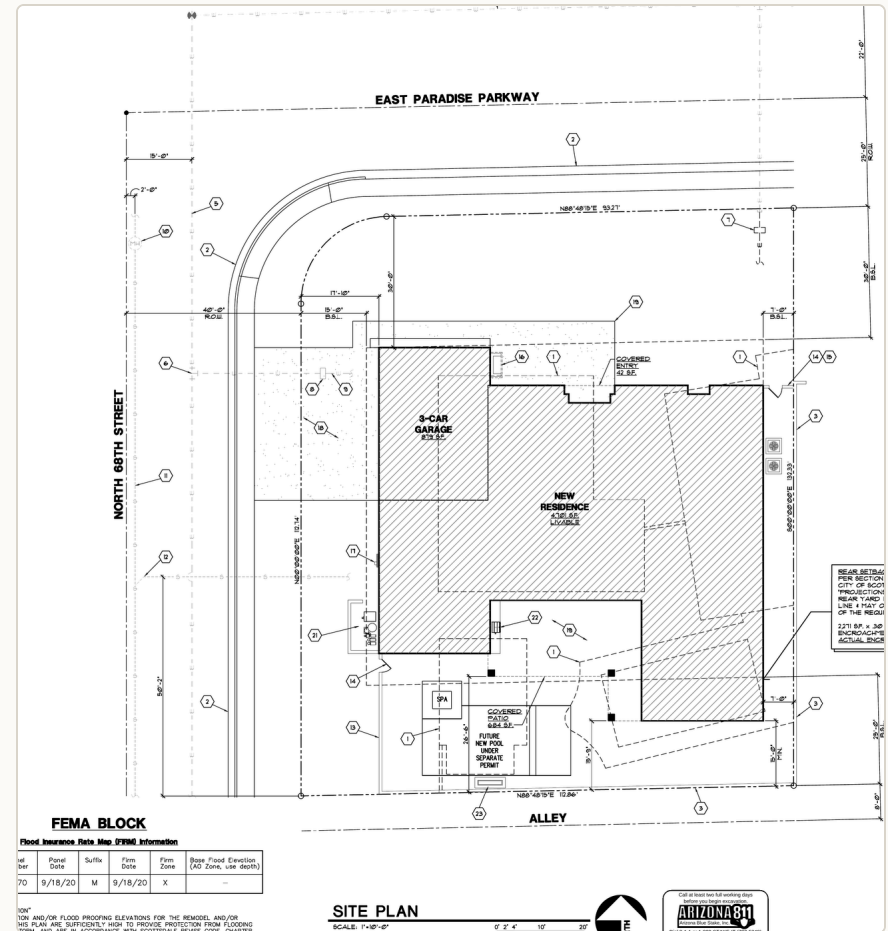
- A. This presentation
- B. Development Verification Appendix (source documents)
- C. One-page Project Status Sheet
- D. Professional confirmation letters (drafts for signature)
- E. Buyer Due Diligence Checklist

THE PROPERTIES

Two lots, two complete plan sets

FROM THE PLAN SETS (SHEET A1.0)	4733 N 68TH STREET	6801 E PARADISE PKWY
APN	173-34-078D	173-34-078E
Legal description	Lot 30, Paradise Meadows, except the east 112.24 ft	East 112.24 ft of Lot 30, Paradise Meadows
Position	Corner of 68th St & Paradise Pkwy	Interior lot on Paradise Pkwy
Zoning	R1-10	R1-10
Net site area (as drawn)	14,849 SF confirm	14,849 SF confirm
Livable area	4,701 SF	4,412 SF
Garage	3-car, 879 SF	3-car, 927 SF
Covered entry / patio	42 SF / 684 SF	211 SF / 792 SF
Total under roof	6,306 SF	6,342 SF
Architecture	Gabled modern farmhouse; stucco, cultured stone, standing-seam metal roof	Flat-roof contemporary; stucco, cultured stone, metal cladding
Stories	Single story	Single story
Pool	Future pool and spa, separate permit	Future pool and spa, separate permit
FEMA flood zone	Zone X	Zone X

Owner of record on both plan sets: EParkway, LLC. Both sets list the same 14,849 SF net site area; final areas will follow the lot line adjustment and should be confirmed by survey (Checklist item 9).



4733 N 68th Street site plan, Sheet A1.0. East Paradise Parkway runs along the north edge; North 68th Street along the west edge; alley to the south. 6801 E Paradise Parkway adjoins to the east.

Straight answers, with the evidence behind them

1. Has the sewer extension started?

The sewer extension is **under contract and a \$50,000 deposit is paid** (Watermasters, Inc., Invoice 3372, Sept 29, 2026; \$141,000 estimate).

The seller will pay the \$91,000 balance and any change orders. The invoice alone does not prove construction has begun. We have asked Watermasters for written confirmation of the mobilization date, current work and expected completion, plus dated job-site photos. Until those arrive, construction start is shown as **Awaiting Verification**.

You can also check: City inspection records for the right-of-way permit (contractors must notify City Inspection Services 72 hours before work).

2. Have the City's plan comments been addressed?

Yes on the architectural side. The City has reviewed the plans, and the architect, Mark Walth, confirms in writing that his corrections are done: "We have our side revised; we just need the revised CAD Civil plan to finish our side." The civil engineer, Reed Dalbik, PE, PLS, of JLD Engineering, is completing the civil revisions. A comment-by-comment matrix is on page 7; the City's comment letter will be added to the Appendix.

3. What remains before resubmittal?

In the order the development team expects: (1) Watermasters installs the sewer; (2) with the sewer in, the lot line adjustment is completed; (3) the civil revisions are incorporated and the full corrected set is resubmitted to the City. We are asking the City to confirm this order in writing, including whether the sewer must be inspected or accepted first (page 8). The seller pays for every step.

4. Is there a credible path through Scottsdale's process?

Yes, and it is a published, standard path. New single-family homes go directly to plan review without public hearings. The City publishes review times of **7 business days** (administrative) and **15 business days** (substantive) per review cycle, and a permit issues once plans are approved and fees paid. What cannot be predicted is how many review cycles the City will require; we do not promise approval or a date.

Development Progress — Documentation & Independent Verification

MILESTONE	STATUS	EVIDENCE AVAILABLE TODAY	WHO CAN VERIFY IT	BEST WAY TO VERIFY IF DOCUMENTS ARE MISSING
Sewer contract and payment	Completed	Watermasters Invoice 3372, 9/29/2026: \$141,000 estimate, \$50,000 paid (Appendix Exh. 1). Seller pays the \$91,000 balance	Watermasters, Inc. · 602-944-2811 · ROC #87238 & #87398	Signed contractor letter (draft provided, Letter 1); look up licenses on the AZ Registrar of Contractors site
Sewer construction commencement	Awaiting Verification	None yet in the package	Frank Dousten, Lead Estimator, Watermasters · 602-918-3017	Dated job-site photos and a signed letter stating the mobilization date; City right-of-way permit and inspection record
Sewer inspections and completion	Pending	Not yet applicable	City of Scottsdale Inspection Services; Watermasters	City inspection results and permit close-out; as-built survey (included in Watermasters scope)
Initial City plan review	Completed	Plan sets marked "City Submittal" (Exh. 3, 4); comments received per architect. Comment letter to be added, Exh. 5	Mark Walth, Complete Home Design Services · 602-373-0987	City plan review record by plan check number in Scottsdale SPUR [plan check nos.]
Architectural redline corrections	Completed	Architect email: "We have our side revised" (Exh. 2)	Mark Walth (architect)	Signed architect letter (Letter 2); revised sheets with revision clouds
Civil engineering revisions	In Progress	None from the engineer yet	Reed Dalbik, PE, PLS · JLD Engineering, PLLC · 602-790-7958	Signed engineer letter (Letter 3) listing remaining deliverables and dates
Lot line adjustment	Pending	None yet. Team reports it can be completed once the sewer is in	Reed Dalbik, PE, PLS (engineer and surveyor); City Planning	Written City confirmation of requirements and status; recorded LLA and new legal descriptions
Corrected plan resubmittal	Pending	Not yet submitted	Mark Walth; City Plan Review	SPUR submittal confirmation with date and resubmittal number

No approval letters, completion certificates or signed statements have been created for this package. Letters 1–3 are drafts for each professional to edit, confirm only what they know, and sign on their own letterhead.

What the Watermasters invoice shows, and what it does not

Contracted scope (Invoice 3372, Sept 29, 2026)

- Approximately **188 linear feet of new 8-inch SDR sewer main**, extended from an existing manhole
- **Two 4-inch sewer services** with one cleanout per service, one for each lot ("lot 30A & 30B")
- New 48-inch manhole with corrosion-protective coating; core into existing manhole
- Potholing for utility conflicts; saw-cutting and removal of about 752 SF of asphalt
- Trench shoring, steel plates, traffic control and certified flaggers
- Slurry backfill, ABC import, spoils haul-off
- Asphalt, sidewalk and curb restoration in the affected area
- Surveyor as-builts, CCTV and flushing, coordination with the City inspector

This matches the plan sets: the 6801 site plan calls for a new 8" PVC sewer main extension, new manhole and new 4" service taps "per C.O.S. requirements."

AMOUNT	
Estimated contract total	\$141,000
Paid to date (per invoice)	\$50,000
Balance due (due 10/29/2026)	\$91,000
Seller pays the full balance and any change orders	

Price can change. The invoice states it is pending the City-approved plan detail, and any change after plan approval and permit issuance is subject to a cost change.

Excluded from the \$141,000

- Permit fees of any kind
- Engineering of any kind
- Development fees of any kind (the City charges Sewer Development Fees for new service to an undeveloped property)
- Utility realignments
- Concrete encasements
- Type II or III slurry seal or micro seal
- Any work outside the estimate scope

Not yet documented

- Construction start date and current progress
- City right-of-way permit number for the work

From City comments to resubmittal: four separate steps

I Architectural corrections Mark Walth's team revises the architectural sheets. Completed Per architect (Exh. 2). Signed confirmation requested (Letter 2).	2 Civil CAD coordination Reed Dalbik delivers the revised civil plan in CAD for the architect. In Progress Outstanding; architect contacting the engineer.	3 Complete corrected set Architectural, civil and engineering sheets coordinated into one set. Pending Not ready until both professionals confirm.	4 Formal resubmittal Corrected set and comment responses uploaded to the City's SPUR portal. Pending Proof will be the SPUR submittal record.
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Correction – status matrix

Scottsdale reviews residential plans in five disciplines. The rows below will be replaced with each specific City comment once the first-round comment letter is added (Appendix Exh. 5).

DISCIPLINE / COMMENT	RESPONSIBLE PROFESSIONAL	CORRECTION STATUS	SUPPORTING DOCUMENT
Building comments [list each]	Mark Walth (architect)	Completed — per architect	Architect email (Exh. 2); revised sheets [to add]
Planning / zoning comments [list each]	Mark Walth (architect)	Completed — per architect	City comment letter (Exh. 5) [to add]
Engineering (civil, grading, utilities) [list each]	Reed Dalbik (civil, JLD Engineering)	In Progress — CAD outstanding	Engineer letter (Letter 3) [to sign]
Stormwater / drainage [list each]	Reed Dalbik (civil, JLD Engineering)	Awaiting Verification	City comment letter (Exh. 5)
Fire [list each, if any]	[architect / sprinkler designer]	Awaiting Verification	City comment letter (Exh. 5)
Lot line adjustment / legal descriptions	Civil engineer / surveyor	Pending	City confirmation [requested]

What the City has published vs. what the team expects

Published by the City of Scottsdale

- **Review path.** A new single-family home goes straight to plan review: submittal, administrative review, substantive review, approval. No pre-application meeting or public hearing is typically required.
- **Review times.** Single-family residential: 7 business days administrative and 15 business days substantive, per review cycle.
- **Disciplines.** Plans are reviewed for Planning, Building, Engineering, Stormwater and Fire.
- **Permits.** A permit is issued once plans are approved and permit fees are paid. If no permit is obtained within 180 days of approval, plans must be resubmitted with new review fees.
- **Portal.** Since January 6, 2026, submittals, payments and status run through Scottsdale SPUR.
- **Sewer work.** A City inspector inspects all sewer work; the contractor must notify Inspection Services 72 hours before starting. New sewer service to an undeveloped property requires Sewer Development Fees.
- **Public records.** Anyone can look up an address or parcel for permit history, plan reviews and cases.

Expected by the development team (not yet City – confirmed)

- Once the sewer is installed, the **lot line adjustment** can be completed, and the LLA comes before the corrected building plans are resubmitted.
- Architectural corrections are complete; the set can be resubmitted once the civil CAD revisions are incorporated.
- Groundbreaking targeted for January 2027.

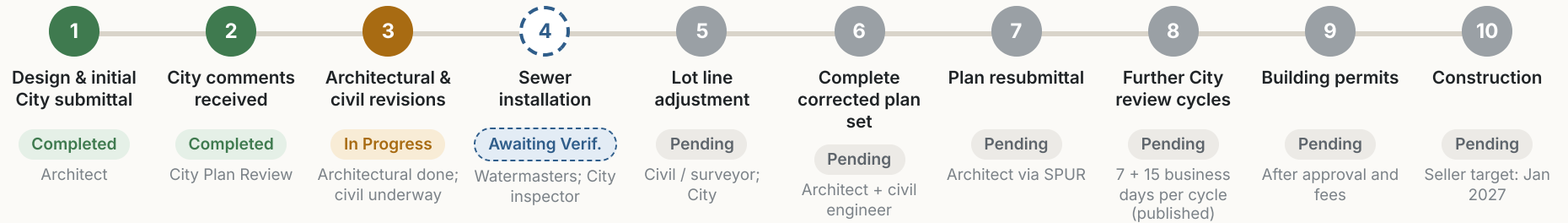
Questions sent to the City and design team

1. Is the sewer extension a condition of LLA approval, and must it be built, inspected or formally accepted first?
2. What does the LLA application require (survey, new legal descriptions, deeds, fee), and is it recorded by the City or the owner?
3. Must the LLA be recorded before the building plans are resubmitted, or before permits issue?
4. What are the plan check numbers, and which comments remain open in each discipline?
5. Which fees remain at permit issuance, including sewer development and water fees?
6. Is a separate right-of-way permit open for the sewer work, and under what number?

Sources: scottsdaleaz.gov/planning-development/plan-review-services/residential-plan-review · scottsdaleaz.gov/planning-development/plan-review-services · scottsdaleaz.gov/planning-development/development-process · scottsdaleaz.gov/planning-development/planning-and-permitting-portal · scottsdaleaz.gov/planning-development/records · ScottsdaleAZ.gov/planning-development/one-stop-shop/water-rates/sewer-tap — reviewed October 12, 2026.

The path from today to construction

Read left to right. Green is documented, amber is underway, dashed blue needs proof, gray has not started. The order of the lot line adjustment and resubmittal steps reflects the team's understanding and is being confirmed with the City.



Main dependencies

Civil CAD delivery gates the complete corrected set. Sewer work gates the lot line adjustment (per team). City acceptance of the sewer may be required before the LLA; we have asked.

Possible delays

Additional City review cycles; sewer cost or design changes after City plan approval; utility conflicts found when potholing; time to record the LLA and update legal descriptions on the plans.

About timing

Seller's target: groundbreaking in January 2027. Meeting it requires the sewer installed (and accepted if the City requires it), the LLA approved, the corrected set resubmitted and approved, and permits issued. The City publishes up to 22 business days (about 4.5 weeks) per review cycle, so a second cycle would likely push the start. This is a target, not a guarantee.

Milestone by milestone

MILESTONE	STATUS	RESPONSIBLE	SUPPORTING EVIDENCE	REMAINING ACTION	TIMING	DEPENDENCIES / RISK
1 Design & initial submittal	Completed	Mark Walth	Plan sets, sheets dated 11-12-2025, "City Submittal"	Provide submittal date and plan check nos.	Done	—
2 City comments	Completed	City Plan Review	Comments received (per architect)	Add comment letter to Appendix	Done	—
3a Architectural corrections	Completed	Mark Walth	Architect email (Exh. 2)	Sign Letter 2; incorporate civil CAD into final set	Done	—
3b Civil revisions	In Progress	Reed Dalbik (JLD)	None yet	Deliver revised civil CAD; sign Letter 3	Not verified	Critical path
4 Sewer installation	Awaiting Verif.	Watermasters	Invoice 3372; deposit paid	Dated photos, signed Letter 1, ROW permit no.	Not verified	Cost change if City detail changes (seller pays)
4b Sewer inspection / acceptance	Pending	City inspector; Watermasters	—	Inspections, CCTV, as-builts, close-out	Not verified	May be an LLA prerequisite
5 Lot line adjustment	Pending	Civil / surveyor; City Planning	—	Confirm requirements; file; record	Not verified	Sewer (per team); updated legal descriptions
6 Complete corrected set	Pending	Architect + civil	—	Both professionals confirm set is complete	Not verified	3a, 3b, possibly 5
7 Resubmittal	Pending	Mark Walth	—	Upload in SPUR with comment responses	Not verified	6
8 Further review	Pending	City Plan Review	Published times	Respond to any new comments	7 + 15 business days per cycle (City)	Number of cycles unknown
9 Permits	Pending	Permit holder	—	Pay fees; obtain within 180 days of approval	After approval	Fees not yet quantified
10 Construction	Pending	Buyer's builder	—	Contract builder; schedule	Seller target: Jan 2027	Permits

COSTS

The seller pays everything through permit issuance

COST ITEM	AMOUNT	STATUS	PAID BY
Architectural plans (both lots)	[amount]	Paid in full (per seller)	Seller
Civil engineering	[amount]	Deposit paid; remainder through completion	Seller
Sewer extension (both lots)	\$141,000 est.	Invoice 3372; subject to change	Seller
Paid to date	\$50,000	Per invoice	Seller
Balance, plus any change orders	\$91,000	Due 10/29/2026	Seller
Sewer permits and development fees	[TBD]	Excluded from invoice; City fee schedule	Seller
Lot line adjustment (application, survey, recording)	[TBD]	After sewer installation	Seller
Remaining plan review and building permit fees	[TBD]	City Building Permit Fee Calculator	Seller
Demolition of existing structures	[status]	Plan key note 1	Seller
Buyer's costs begin at construction			
Home construction — 6801 E Paradise Pkwy	\$1,618,700	Seller-provided budget, not a contractor bid	Buyer
Home construction — 4733 N 68th Street	[budget]	Not yet provided	Buyer
Pool and spa	[TBD]	Separate permit per plans	Buyer

Seller's commitment. The seller will pay every remaining cost through permit issuance, including the full sewer balance and any change orders, and deliver each lot ready to build. We recommend writing this into the purchase agreement so it is binding, not just stated here.

Read the estimates carefully. The sewer figure is a contractor estimate that can change, but any increase is the seller's. The construction budget is the seller's figure, not a bid; your builder should price the plans independently.

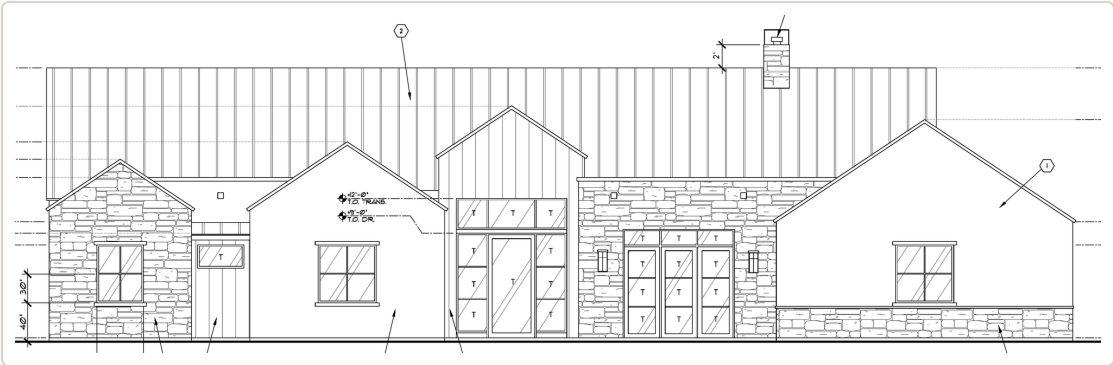
What you receive

- The lot, with the lot line adjustment recorded
- Public sewer installed to the lot
- The architectural plan set and civil drawings [architect's written plan-use license required]
- Building permit issued, all seller-side fees paid

A single-story modern farmhouse on the corner



Front elevation drawn to scale from Sheet A3.0. Materials per plan key notes; colors and landscaping are illustrative.



The architect's elevation on Sheet A3.0, the source for the rendering above.

Livable area	4,701 SF
Garage	3-car, 879 SF
Under roof	6,306 SF
Rooms	4 bedrooms including primary suite, den, flex room, wet bar, great room
Kitchen	Island kitchen with pantry open to dining and great room
Outdoor	684 SF covered patio off the great room; future pool and spa
Exterior	One-coat stucco, cultured stone veneer, standing-seam metal roof and accent cladding
Ridge height	23'-3" maximum
Fireplace	Gas fireplace in the great room

Design consultation. Buyers can meet our interior designer, [name] , for finish direction and inspiration before construction begins.

A single – story contemporary with clean lines



Livable area	4,412 SF
Garage	3-car, 927 SF
Under roof	6,342 SF
Covered areas	211 SF entry; 792 SF patio
Exterior	One-coat stucco, cultured stone veneer, metal-clad overhangs, dual-glazed low-E anodized aluminum windows
Outdoor	Future pool and spa; gas barbecue and fire pit locations on plan

A builder who knows this design

[Contractor name] built the home pictured. Buyers can speak with them about budget, construction logistics and lessons from that build, and tour or review the completed home [with the owner's permission] .

A prior build does not guarantee the same cost, schedule or result on this lot. Site conditions, selections, pricing and City requirements all differ.

Design consultation. Buyers can meet our interior designer, [name] , for finish direction.



Photographs of a completed home of this design — not the 6801 lot, which is not yet built. [Location and builder to confirm] . Photos © 2025 ARMLS; used with permission of [listing agent / photographer] . The plan for 6801 differs in some details, including garage placement.

PROFESSIONAL TEAM

Talk to the people doing the work

ARCHITECT Mark Walth Complete Home Design Services 3511 E. Thunderbird Rd., Phoenix, AZ 85032 602-373-0987 markwalth@hotmail.com Can confirm: plan submittal, City comments, architectural corrections, remaining coordination.	CIVIL ENGINEER Reed Dalbik, PE, PLS JLD Engineering, PLLC 2822 S Buckskin Way, Chandler, AZ 85286 602-790-7958 (cell) Licensed engineer and land surveyor Can confirm: civil revisions required and status, lot line adjustment requirements, outstanding deliverables.	SEWER CONTRACTOR Watermasters, Inc. P.O. Box 837, Peoria, AZ 85380 602-944-2811 · ROC #87238 & #87398 Contact: Frank Dousten, Lead Estimator 602-918-3017 Can confirm: contract, payment, construction start, progress, inspections.
INTERIOR DESIGNER [Name] [Firm, contact] Design consultation for finishes and interiors.	BUILDER WITH DESIGN EXPERIENCE [Name] [Firm, ROC no., contact] Budget and logistics discussion; prior project photos with permission.	SELLER & DEVELOPMENT LEAD [Name] Owner of record on plans: EParkway, LLC [Seller contact, role] Coordinates documents and the team meeting.

Contact details for Mark Walth, Reed Dalbik and Frank Dousten were provided by the seller for buyer verification. Remaining placeholders will be filled in once each person agrees to be listed. City of Scottsdale Planning & Development Records: 480-312-2356. Permit Services: 480-312-2500.

THE OPPORTUNITY

A permit – ready homesite, delivered by the seller

OFFERING	PRICE
4733 N 68th Street with plans	[Price]
6801 E Paradise Parkway with plans	[Price]
Both lots together	[Price / terms]

Why buy at this stage

- Design, engineering and the City's first review are behind you, and paid for.
- The seller pays every remaining cost through permit: sewer, lot line adjustment, resubmittal and fees.
- Public sewer is being extended to both lots, replacing septic.
- Seller is targeting groundbreaking in January 2027.
- You choose your builder and finishes, with a builder available who knows the design.
- A published, standard City path for the remaining approvals.

Contingencies buyers commonly request at this stage

- Written confirmation from Watermasters of construction start and, later, City inspection and acceptance of the sewer
- Recording of the lot line adjustment and delivery of the final legal description and survey
- Resubmittal of the corrected plans, and optionally plan approval, by an agreed date
- Written assignment or license of the architectural plans and civil drawings
- The seller's commitment to pay all costs through permit issuance, including the sewer balance and any change orders
- An agreed outside date for permit issuance, with remedies if it is missed
- Standard title, survey and inspection review periods

These are common examples, not legal advice. Your attorney and agent should set the actual terms.

Next step: a meeting with the development team, the architect and, where available, the civil engineer and Watermasters, to walk through each document in this package. [Proposed dates]

This presentation describes status as of October 12, 2026 based on the documents in the Verification Appendix. It is not an offer of approval or a guarantee of any City decision, cost or schedule. Plans are the intellectual property of the architect; use beyond this evaluation requires the architect's permission. Buyers should verify all information independently.