

Development Verification Appendix

Source documents behind each status in the Buyer Executive Presentation. Each exhibit is shown as received. Where a document is not yet in hand, its page says so and names who will provide it.

EXHIBIT	DOCUMENT	STATUS IN THIS APPENDIX
1	Watermasters, Inc. Invoice 3372, Sept 29, 2026 (2 pages), personal contact details redacted	Included
2	Email from Mark Walth (architect) re: architectural revisions and civil CAD	Included
3	4733 N 68th Street plan set, Sheet A1.0 site plan and front elevation (sheets dated 11-12-2025, "City Submittal")	Included
4	6801 E Paradise Parkway plan set, Sheet A1.0 site plan and elevation (sheets dated 11-12-2025, "City Submittal")	Included
5	City of Scottsdale first-round plan review comments (both lots)	To be added
6	Sewer construction evidence: dated job-site photos, signed Watermasters letter, right-of-way permit	To be added
7	Civil engineering status and revised civil plan	To be added
8	City of Scottsdale published process references	Included
9	City SPUR records for each parcel (plan review, permits, cases)	To be added

Full plan sets (21 sheets each) are available on request. The architect retains ownership of the plans; they are provided for buyer evaluation only.

Watermasters, Inc. Invoice 3372



Watermasters, Inc.

PO. Box 837
Peoria, AZ 85380
watermastersinc@gmail.com
www.watermasters.com
602-944-2811
ROC #87238 & #87398

Invoice

Invoice No: 3372
Date: 09/29/2026
Terms: NET 30
Due Date: 10/29/2026

Bill To: Don Arnold

[REDACTED]
68th street and Paradise PKWY lot 30A & 30B

Ship To: 68th street and Paradise PKWY lot 30A & 30B

Tracking No:

Ship Via: FOB

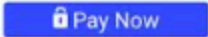
Description	Quantity	Rate	Amount
Pending approved plan detail from COS-Any changes from plan provided by client once plan is approved and permit is issued is subject to cost change			
Scope of work: Pot hole and confirm for proper utility separation and possible conflicts. Excavate and expose existing MH base and core for new 8" sewer line extension. Saw cut approximately 752 SQ of asphalt. Demo and remove. Excavate and install approximately 188 LF of 8" SDR sewer line. Excavate and install one 48" MH, coat with corrosion protective coating. Excavate and install for two 4" sewer services for each lot. Install one way cleanout per each sewer service. Install two sewer meter boxes.			
Labor, all material needed, equipment, mobilizations and demobilizations			
Core fee			
Steel plates and shoring- Includes delivery and pick up			
Traffic control barricades- Includes certified flaggers as needed, daily set ups and take downs of barricades.			
Haul off of all job generated spoils			
Import of ABC for bedding and shading			
1/5 sack slurry backfill for approximate depth of trench after shading pipe, 30" width and 188 LF.			
48" MH- Excavate and prep hole. Shoring box included. Install 48" MH base. Install precast. 1/5 sack slurry backfill. Steel plates			
Restoration of sidewalks and curb of affected area due to construction only.			

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Billed to Don Arnold; ship-to "68th street and Paradise PKWY lot 30A & 30B". Personal email and phone redacted. Copy captured from an image of the invoice; the seller will provide the original PDF on request. Contractor licenses (ROC #87238 & #87398) can be checked on the Arizona Registrar of Contractors website.

Totals, exclusions and payment

Watermasters, Inc. - Invoice 3372 - 09/29/2026			
Description	Quantity	Rate	Amount
Restoration of asphalt in affected area due to construction only. Asphalt will be east valley mix/MAG-Gyro.			
Surveyor fees for asbuilts.			
CCTV and flushing			
Coordination with COS inspector for all inspection			
Estimated cost for construction of sewer extension and two sewer services to property per MAG Spec and approved plan.	1	\$141,000.00	\$141,000.00
Exclusions: permit fees of any kind, engineering of any kind, development fees of any kind, utility realignments of any kind, concrete encasements of any kind, type 11 or type 111 slurry seal or micro seal, any other work outside the scope of this estimate			
Subtotal			\$141,000.00
Shipping			\$0.00
Total			\$141,000.00
PAID			\$50,000.00
Balance Due			\$91,000.00



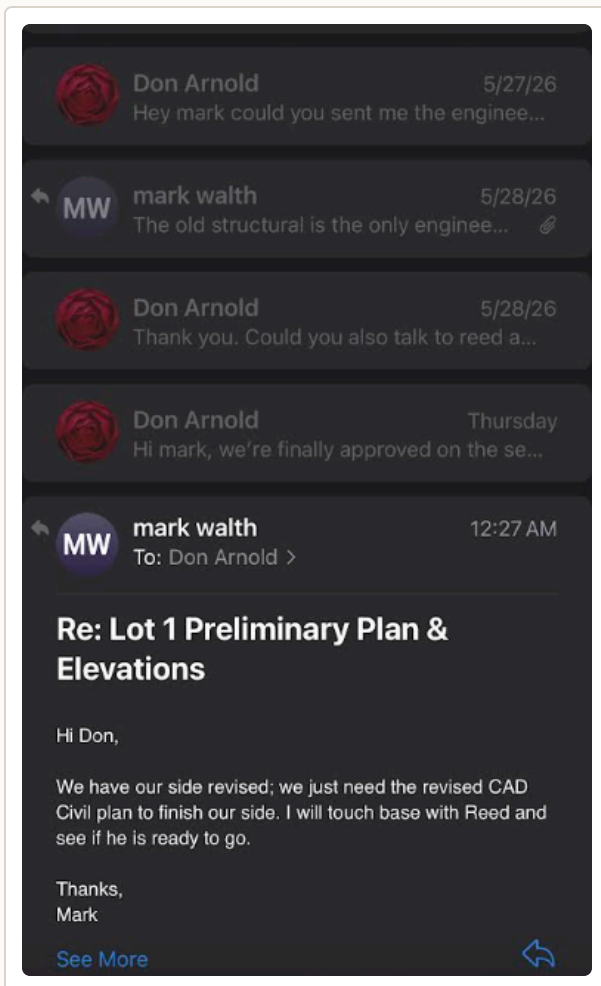



Terms and Conditions
An automatic processing fee will be added to all credit card payments.

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What this exhibit proves: a \$141,000 estimate exists for the sewer extension and two services, and \$50,000 has been paid. What it does not prove: that construction has started, been inspected or been accepted by the City. See Exhibit 6.

Architect correspondence



What it says

From Mark Walth to Don Arnold, subject "Re: Lot 1 Preliminary Plan & Elevations": "We have our side revised; we just need the revised CAD Civil plan to finish our side. I will touch base with Reed and see if he is ready to go."

What it establishes

- The architect reports his architectural corrections are done.
- The architect cannot finish the set until he receives the revised civil plan in CAD from the civil engineer, Reed.
- The complete corrected set is **not yet ready** for resubmittal.

Still to confirm

- Which lot "Lot 1" refers to, and whether the same status applies to both
- The date of the email (screenshot shows time only)
- The full text of the earlier message "we're finally approved on the se..." from the thread

Letter 2 asks the architect to confirm these points in a signed statement.

4733 N 68th Street plan set extracts

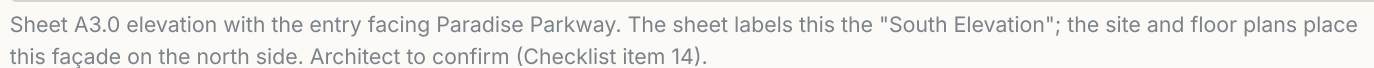
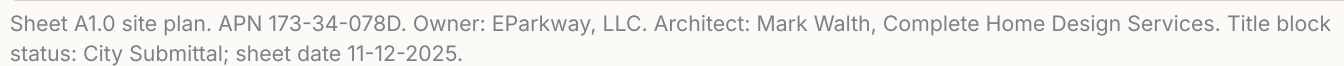
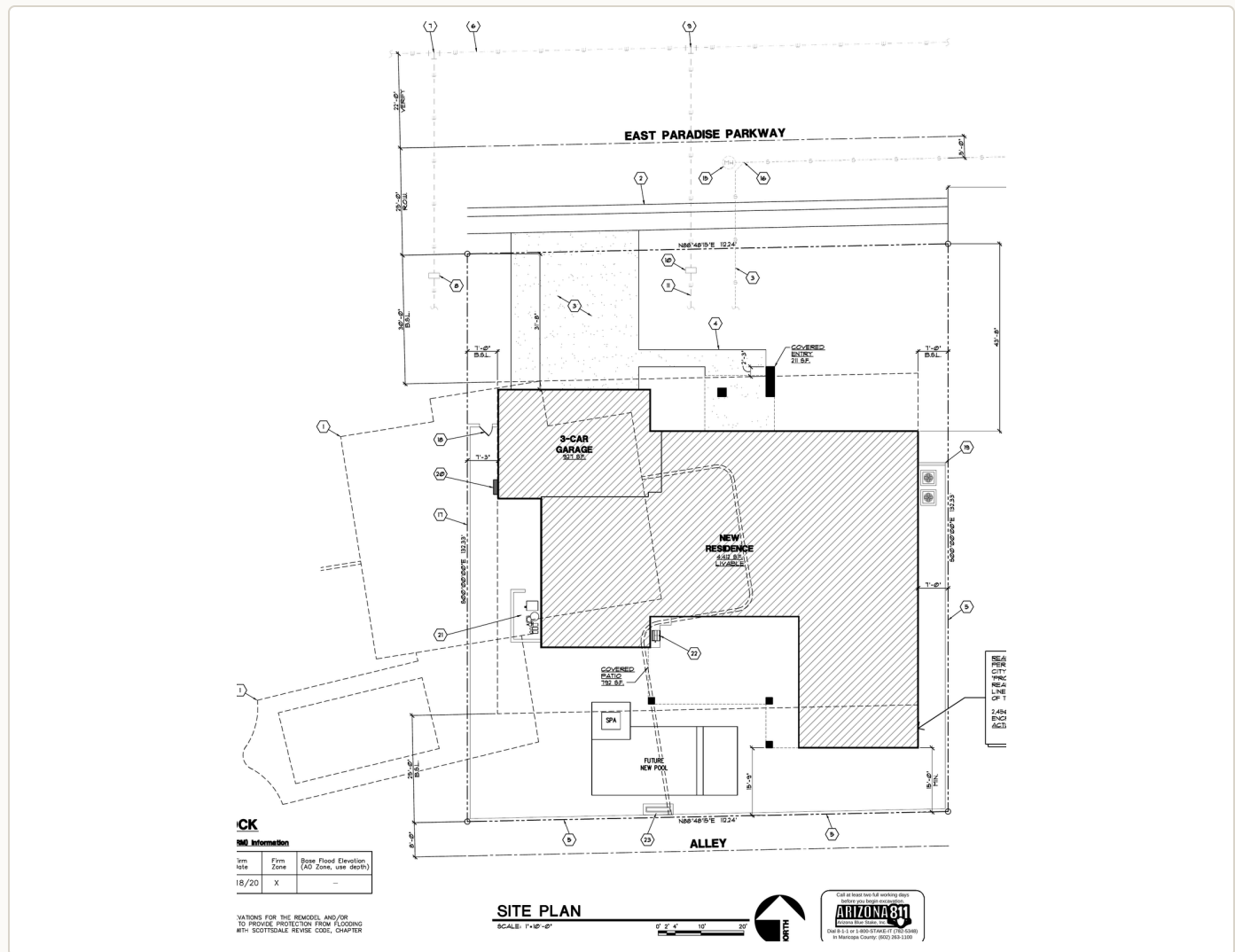
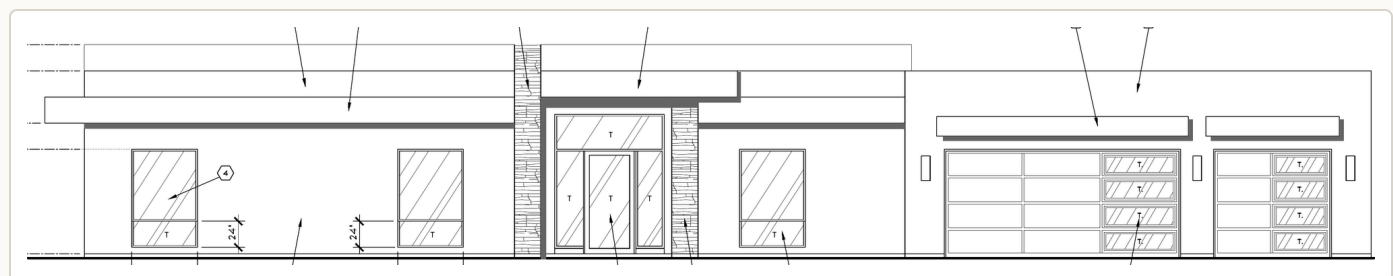


EXHIBIT 4

6801 E Paradise Parkway plan set extracts



Sheet A1.0 site plan. APN 173-34-078E. Key notes 14-16 call for a new 8" PVC sewer main extension, new manhole and new 4" service tap per City requirements. Title block status: City Submittal; sheet date 11-12-2025.



Sheet A3.0 elevation showing the entry and garage (labeled "West Elevation" on the sheet).

Documents to be added

Exhibit 5 — City first-round plan review comments

Provider: Mark Walth (architect), or download from Scottsdale SPUR by plan check number.
Will replace the placeholder rows in the correction-status matrix.

Exhibit 6 — Sewer construction evidence

Provider: Watermasters, Inc. Dated job-site photos, signed Letter 1 (mobilization date, current work, expected completion), City right-of-way permit number and inspection record.

Exhibit 7 — Civil engineering status

Provider: Reed Dalbik, PE, PLS, JLD Engineering, PLLC (602-790-7958). Signed Letter 3 and the revised civil plan, plus lot line adjustment exhibit and legal descriptions when prepared.

Exhibit 9 — City records

Provider: seller or buyer. Printouts from the City's property information lookup for APNs 173-34-078D and 173-34-078E, showing plan reviews, permits and cases.

City of Scottsdale published process references

TOPIC	WHAT THE CITY PUBLISHES	SOURCE PAGE
Residential plan review	New single-family homes begin in plan review; steps are submittal, administrative review, substantive review, approval. Review times: 7 business days administrative, 15 business days substantive. Permits not obtained within 180 days of approval require resubmittal and new review fees.	scottsdaleaz.gov/planning-development/plan-review-services/residential-plan-review
Disciplines	Plans are reviewed for Planning, Building, Engineering, Stormwater and Fire.	scottsdaleaz.gov/planning-development/development-process
Permit issuance	A permit is issued once plans are approved and permit fees are paid; fees are paid through the Scottsdale SPUR portal.	scottsdaleaz.gov/planning-development/plan-review-services
Portal	Since January 6, 2026, all projects requiring a plan or permit are handled in Scottsdale SPUR.	scottsdaleaz.gov/planning-development/planning-and-permitting-portal
Public records	Enter an address or parcel number to view the history of permits, plan reviews, cases and property records. Records: 480-312-2356.	scottsdaleaz.gov/planning-development/records
Sewer work	A City inspector inspects all sewer work within the City; notify Inspection Services 72 hours before beginning work. New sewer service to an undeveloped property, or conversion from septic, requires Sewer Development Fees.	ScottsdaleAZ.gov/planning-development/one-stop-shop/water-rates/sewer-tap
Line extensions	The City's line extension participation program reimburses some extension costs for single-family homeowners; subdivisions and other property types are not eligible.	scottsdaleaz.gov/planning-development/water-and-sewer-planning
Lot line adjustment	Specific Scottsdale requirements could not be confirmed from the City's website. Written questions have been prepared (Presentation page 8; Checklist items 6–8).	—

Pages reviewed October 12, 2026. City requirements can change; confirm current rules with the City before relying on them.