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10 *Attorneys for the Plaintiff*

11 **IN THE SUPERIOR COURT OF THE STATE OF ARIZONA**
12 **IN AND FOR THE COUNTY OF MARICOPA**

13 GALLERY COMMUNITY ASSOCIATION,
14 an Arizona non-profit corporation,

15 Plaintiff,

16 v.

17 K. HOVNANIAN AT GALLERY, LLC, an
18 Arizona limited liability company; et al.,

19 Defendants.

20 _____
21 K. HOVNANIAN AT GALLERY, LLC, an
22 Arizona limited liability company; et al.,

23 Third-Party Plaintiffs,

24 v.

25 DESERT VISTA, INC., an Arizona
26 corporation; et al.

27 Third-Party Defendants.

Case No. CV2020-008714

**PLAINTIFF’S MOTION IN
LIMINE NO. 1 TO EXCLUDE
EVIDENCE RELATING TO
PLAINTIFF’S ALLEGED
“ACCEPTANCE” OF COMMON
AREAS**

Assigned to Hon. Katherine Cooper

28 Plaintiff, Gallery Community Association (the “Association” or “Plaintiff”), by and
through its attorneys Burg Simpson Eldredge Hersh & Jardine PC, hereby files this Motion
in Limine to Exclude Evidence of Plaintiff’s Alleged “Acceptance” of Common Areas

1 (“Motion”) and move this Court for an order precluding Defendants and Third-Party
2 Defendants from introducing at trial any evidence, testimony, or argument regarding
3 Plaintiff allegedly accepting the common areas at The Gallery planned community
4 development. This evidence is irrelevant, unfairly prejudicial, and confusing to the jury and
5 should be excluded. This Motion is supported by the following Memorandum of Points and
6 Authorities and the entire record is incorporated herein.

7 **RULE 7.2 CERTIFICATION**

8 Plaintiff complied with Ariz. R. Civ. P., Rule 7.2, prior to filing this Motion as set
9 forth in the concurrently filed Declaration.

10 **MEMORANDUM OF POINTS AND AUTHORITIES**

11 **I. INTRODUCTION**

12 This is a construction defect case involving The Gallery, a planned community
13 development consisting of 4 buildings with a total of 18 units plus appurtenant common
14 areas (the “Project”). Plaintiff is the Gallery Community Association, a nonprofit
15 corporation, the homeowners’ association for the Project (“Association”).

16 Building permits for construction of the units were issued between August 2016 and
17 March 2017. Exh. 1 (Depo. Exh. 25). Certificates of occupancy were issued between
18 December 2016 and April 2018. Exh. 2 (Depo. Exh. 26). As of October 4, 2016, a google
19 earth image shows that the common areas at the Project were not completed. Exh. 3. On
20 October 6, 2016, prior to the conveyance of any of the units, K Hovnanian at Gallery, LLC,
21 the Project’s developer and the Declarant, conveyed title to the common areas to the
22 Association, which was still under Declarant control. Exh. 4 (Depo. Exh. 16).

23 **II. LEGAL ARGUMENT**

24 **A. Evidence of the Association’s Alleged “Acceptance” of the**
25 **Common Areas is Irrelevant.**

26 Relevant evidence is evidence “having any tendency to make the existence of any
27 fact that is of consequence to the determination of the action more probable or less probable
28 than it would be without the evidence.” Ariz. R. Evid., Rule 401. The test for relevance is

1 whether the offered evidence tends to make the existence of any fact in issue more or less
2 probable. *State v. Fulminante*, 193 Ariz. 485, 975 P.2d 75 (1999). “Evidence which is not
3 relevant is not admissible.” Ariz. R. Evid., Rule 402.

4 Similarly, it is improper for a party to argue issues and points of law that are outside
5 the scope of the pleadings or allegations of the action. *Elledge v. Brand*, 102 Ariz. 338,
6 339, 429 P.2d 450, 451 (1967). Arizona courts recognize that counsel should not be allowed
7 to comment at trial, through argument or improper questioning, on issues that are irrelevant
8 and which might have a prejudicial effect on the jury. *Leavy v. Parsell*, 188 Ariz. 69, 73,
9 932 P.2d 1340, 1344 (1997). Thus, remarks by counsel that are “beyond the issues
10 involved” in the case are improper and inadmissible. *Elledge, supra*, 102 Ariz. at 340, 429
11 P.2d at 452.

12 Plaintiff anticipates that Defendants will argue that the Association had a duty to
13 inspect the Project when it accepted the quit claim deed to the common areas in October
14 2016 and that the Association could have rejected it. However, in October 2016, the
15 common areas were not completed, and the Association was controlled exclusively by
16 Defendants because no units had been sold.

17 In the present case, any evidence involving the Association’s alleged “acceptance”
18 of the common areas by virtue of the quit claim deed is irrelevant to the underlying issue in
19 this case, *i.e.*, whether or not there are construction defects at the Project such that
20 Defendants breached the implied warranty of workmanship and habitability and breached
21 their contract with Plaintiff. Because the common areas were not completed at the time of
22 the conveyance of the common areas, Defendants and Third-Party Defendants cannot
23 establish that any evidence pertaining to the Association’s alleged “acceptance” of the
24 common areas has a tendency to disprove that Defendants did not breach the implied
25 warranty or the contract.

26 Plaintiff also expects Defendants will attempt to present evidence, testimony, and
27 argument that the Association had a duty and opportunity to inspect the common areas and
28 the Project, and therefore, Plaintiff is equivalent to a subsequent purchaser, with K

1 Hovnanian at Gallery, LLC being the original owner of the Project. However, this is a false
2 equivalency because the Association in this case is in the same position as an original
3 purchaser who purchased a unit directly from K Hovnanian at Gallery, LLC, and therefore,
4 Defendants may not escape liability for breach of implied warranty by arguing that the
5 Association could have discovered the defects. The Arizona Court of Appeals held in
6 *Columbia W. Corp. v. Vela*, 122 Ariz. 28, 33 592 P.2d 1294, 1299 (App. 1979), as follows:

7 “We therefore hold as to new home construction, that the builder-vendor
8 impliedly warrants that the construction was done in a workmanlike manner
9 and that the structure is habitable. We further hold that such a builder may
10 not escape the imposition of such warranties merely because a ‘sale’ placed
11 the purchaser in a position to discover the defects.”

12 The admission of the quit claim deed, which was recorded prior to the construction
13 of the Project, along with testimony or argument that the Association “accepted” the
14 common areas is irrelevant to the existence of defects related to the construction of the
15 Project and Defendants liability therefore. In addition, evidence, testimony, or argument
16 that the Association had a duty to inspect and did inspect the Project is also irrelevant
17 because the Association is in the same position as an original purchaser. Again, an
18 inspection of the Project by the Association after construction was completed does not
19 relieve Defendants from liability for their defective work.

20 Allowing Defendants and Third-Party Defendants to argue to the jury that the
21 Association “accepted” the common areas permits them to argue issues outside of the issue
22 in the present case and will only “muddy the waters” at trial. Because evidence, testimony,
23 and argument that the Association “accepted” the common areas is irrelevant, it is
24 inadmissible.

25 **B. Admission of the Association’s Alleged “Acceptance” of the**
26 **Common Areas Would Confuse the Issues for the Jury.**

27 Separately, even if evidence has some relevance, it should be excluded “if its
28 probative value is substantially outweighed by a danger of ... unfair prejudice, confusing
the issues, misleading the jury, undue delay, [or] wasting time ...” Ariz. R. Evid., Rule
403. It is improper for a party to a lawsuit to make arguments simply to appeal to the

1 passions and prejudices of the jury. *State v. Henry*, 176 Ariz. 569, 582, 863 P.2d 861, 874
2 (1993); *see also State v. Schurz*, 176 Ariz. 46, 859 P.2d 156 (1993) (evidence is unduly
3 prejudicial if it has undue tendency to suggest or invite a decision on an improper basis such
4 as emotion or sympathy). The general principle is that “the parties are entitled to a fair trial
5 on the merits of the case, uninfluenced by appeals to passion or prejudice.” *Layton v. Craig*
6 *& Mallory Co., Inc.*, 257 N.W. 888, 891 (Mich. 1934).

7 Allowing Defendants or Third-Party Defendants to introduce evidence of the
8 Association’s alleged “acceptance” of the common areas would confuse and mislead the
9 jury. The jury could infer that the Association accepted the existence of defects at the
10 Project simply because there is a quit claim deed transferring title of the common areas from
11 K Hovnanian at Gallery, LLC to the Association or because the Association may have had
12 an opportunity to inspect the Project, both of which has nothing to do with “acceptance” of
13 defects.

14 There is no evidence that the Association released Defendants from liability for any
15 construction defects at the Project. The existence of a quit claim deed executed before the
16 Project was constructed does not support a finding that Defendants are not liable for defects
17 in the improvements constructed on the common areas and with the buildings themselves
18 and reference to such deed and the alleged “acceptance” of the common areas will only
19 confuse the jury.

20 **III. CONCLUSION**

21 Based upon the foregoing, this Court should enter an order precluding Defendants
22 and Third-Party Defendants from introducing at trial any evidence, testimony, or argument
23 regarding Plaintiff allegedly accepting the common areas at The Gallery planned
24 community development.

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1 RESPECTFULLY SUBMITTED this 19th day of January, 2023.

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BURG | SIMPSON | ELDREDGE | HERSH | JARDINE PC

By: /s/ Penny J. Manship

Craig S. Nuss, Esq.
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*Attorneys for the Plaintiff Gallery Community
Association*

1 Copy of the foregoing E-FILED and sent via the
2 TurboCourt eFiling system to:

3 Hon. Katherine Cooper
4 Maricopa County Superior Court
5 101 W. Jefferson, No. 413
6 Phoenix, AZ 85003

7 Copy of the foregoing E-FILED and E-
8 MAILED via TurboCourt electronic mailing
9 system this 20th day of January, 2023 to:

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20 *Arizona Operations, LLC; K. Hovnanian*
21 *Developments of Arizona, Inc.; K. Hovnanian*
22 *Companies of Arizona, LLC*

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28 *Attorneys for Third-Party Defendant, SARGON
MASONRY CONSTRUCTION, LLC*

29 /s/ Jessica Harmon

30 Jessica Harmon

EXHIBIT 1



City of Scottsdale Building Permit

EXHIBIT
25

Permit No.	231283	Date Issued	3/24/2017	Keycode	92Z75
Permit Type	SFR-SINGLE FAMILY ATTACHED			APN	130-17-113
Address	3104 N 71ST ST			Lot	8
Subdivision	THE GALLERY			MCR	1280-21
Valuation	\$206,707.59	Const Type		QS	15-44
Exist Use		Elec. Amps		Gas	No
Zoning	R-5	Bldg Height	0	Bldg Code	IRC 2012
Case No.	4-PP-2015	Meter Size		Fire Permit	
Plan No.	6910-15-5	Setbacks			
Owner	K HOVNIANIAN HOMES 20830 N TATUM BLVD STE 250 PHOENIX, AZ 85050	Owner Builder	No	Payment Type	
		Charge Acct			

Contractor Name	Phone	License No.	Privilege Tax
K HOVNIANIAN HOMES	480-824-4171	188563	1076197

Building	\$0.39
Plumbing	\$0.08
Electrical	\$0.08
Mechanical	\$0.08
Total	\$0.63

Base Fee		\$159.00
A/C Square Feet	(1,777 x \$0.63 x 100%)	\$1,119.51
Other Square Feet	(554 x \$0.34 x 100%)	\$188.36
Fence Lineal Feet	(0 x \$0.17 x 100%)	\$0.00
Ret Wall Lineal Feet	(0 x \$1.70 x 100%)	\$0.00
Review Fee		\$0.00
Lowest Floor Fee		\$235.00
Cert. of Occupancy Fee		\$128.00
GIS Fee		\$255.00

Total Amount **\$2,084.87**

Customer Signature : 

SIGNED BY LYNETTE CRAIG ON 3/24/2017

Development Services : ANNF

When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.

This permit becomes null and void if work or construction authorized is not commenced within 180 days of if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. Contractors and owners: Contracting or sale of improved real property is subject to privilege tax, call 480-312-2400 for info.

Inspection Scheduling: Phone 480-312-5796 | Internet <https://eservices.scottsdaleaz.gov/bldgresources>
 Inspector information: <http://www.scottsdaleaz.gov/building-resources/inspections> or use QR Code.

7447 E. Indian School Rd., Scottsdale, AZ 85251 (480) 312-2500





City of Scottsdale Building Permit

Permit No.	226516	Date Issued	12/8/2016	Keycode	75Q54
Permit Type	SFR-SINGLE FAMILY ATTACHED			APN	130-17-114
Address	3105 N 71ST ST			Lot	9
Subdivision	THE GALLERY			MCR	1280-21
Valuation	\$219,548.47	Const Type		QS	15-44
Exist Use		Elec. Amps		Gas	No
Zoning	R-5	Bldg Height	0	Bldg Code	IRC 2012
Case No.	4-PP-2015	Meter Size		Fire Permit	
Plan No.	6910-15-5	Setbacks			
Owner	K HOVNIANIAN			Owner Builder	No
	20830 N TATUM BLVD STE 250			Payment Type	
	PHOENIX, AZ 85050			Charge Acct	

Contractor Name	Phone	License No.	Privilege Tax
K Hovnianian	480-824-4171	188563	1076197

Building	\$0.39
Plumbing	\$0.08
Electrical	\$0.08
Mechanical	\$0.08
Total	\$0.63

Base Fee		\$159.00
A/C Square Feet	(1,777 x \$0.63 x 100%)	\$1,119.51
Other Square Feet	(434 x \$0.34 x 100%)	\$147.56
Fence Lineal Feet	(0 x \$0.17 x 100%)	\$0.00
Ret Wall Lineal Feet	(0 x \$1.70 x 100%)	\$0.00
Review Fee		\$0.00
Lowest Floor Fee		\$235.00
Cert. of Occupancy Fee		\$128.00
GIS Fee		\$255.00

Total Amount \$2,044.07

Customer Signature : 
 SIGNED BY LYNNETTE CRAIG ON 12/8/2016

Development Services : LWRIGHT

When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.

This permit becomes null and void if work or construction authorized is not commenced within 180 days of if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. Contractors and owners: Contracting or sale of improved real property is subject to privilege tax, call 480-312-2400 for info.

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 Inspector information: <http://www.scottsdaleaz.gov/building-resources/inspections> or use QR Code.

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City of Scottsdale Building Permit

Permit No.	231280	Date Issued	3/24/2017	Keycode	L0926
Permit Type	SFR-SINGLE FAMILY ATTACHED			APN	130-17-112
Address	3106 N 71ST ST			Lot	7
Subdivision	THE GALLERY			MCR	1280-21
Valuation	\$317,481.53	Const Type		QS	15-44
Exist Use		Elec. Amps		Gas	No
Zoning	R-5	Bldg Height	0	Bldg Code	IRC 2012
Case No.	4-PP-2015	Meter Size		Fire Permit	
Plan No.	6910-15-5	Setbacks			
Owner	K HOVNIANIAN HOMES 20830 N TATUM BLVD STE 250 PHOENIX, AZ 85050	Owner Builder	No	Payment Type	
		Charge Acct			

Contractor Name	Phone	License No.	Privilege Tax
K HOVNIANIAN HOMES	480-824-4171	188563	1076197

Building	\$0.39
Plumbing	\$0.08
Electrical	\$0.08
Mechanical	\$0.08
Total	\$0.63

Base Fee		\$159.00
A/C Square Feet	(2,289 x \$0.63 x 100%)	\$1,442.07
Other Square Feet	(1,336 x \$0.34 x 100%)	\$454.24
Fence Lineal Feet	(0 x \$0.17 x 100%)	\$0.00
Ret Wall Lineal Feet	(0 x \$1.70 x 100%)	\$0.00
Review Fee		\$0.00
Lowest Floor Fee		\$235.00
Cert. of Occupancy Fee		\$128.00
GIS Fee		\$255.00

Total Amount \$2,673.31

Customer Signature : 
SIGNED BY LYNETTE CRAIG ON 3/24/2017

Development Services : ANNF

When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.

This permit becomes null and void if work or construction authorized is not commenced within 180 days of if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. Contractors and owners: Contracting or sale of improved real property is subject to privilege tax, call 480-312-2400 for info.

Inspection Scheduling: Phone 480-312-5796 | Internet <https://eservices.scottsdaleaz.gov/bldgresources>
 Inspector information: <http://www.scottsdaleaz.gov/building-resources/inspections> or use QR Code.

7447 E. Indian School Rd., Scottsdale, AZ 85251 (480) 312-2500





City of Scottsdale Building Permit

Permit No.	226518	Date Issued	12/8/2016	Keycode	73X45
Permit Type	SFR-SINGLE FAMILY ATTACHED			APN	130-17-115
Address	3109 N 71ST ST			Lot	10
Subdivision	THE GALLERY			MCR	1280-21
Valuation	\$272,149.89	Const Type		QS	15-44
Exist Use		Elec. Amps		Gas	No
Zoning	R-5	Bldg Height	0	Bldg Code	IRC 2012
Case No.	4-PP-2015	Meter Size		Fire Permit	
Plan No.	6910-15-5	Setbacks			
Owner	K HOVNANIAN			Owner Builder	No
	20830 N TATUM BLVD STE 250			Payment Type	
	PHOENIX, AZ 85050			Charge Acct	

Contractor Name	Phone	License No.	Privilege Tax
K Hovnanian	480-824-4171	188563	1076197

Building	\$0.39
Plumbing	\$0.08
Electrical	\$0.08
Mechanical	\$0.08
Total	\$0.63

Base Fee		\$159.00
A/C Square Feet	(2,186 x \$0.63 x 100%)	\$1,377.18
Other Square Feet	(553 x \$0.34 x 100%)	\$188.02
Fence Lineal Feet	(0 x \$0.17 x 100%)	\$0.00
Ret Wall Lineal Feet	(0 x \$1.70 x 100%)	\$0.00
Review Fee		\$0.00
Lowest Floor Fee		\$235.00
Cert. of Occupancy Fee		\$128.00
GIS Fee		\$255.00

Total Amount \$2,342.20

Customer Signature : 
 SIGNED BY LYNNETTE CRAIG ON 12/8/2016

Development Services : LWRIGHT

When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.

This permit becomes null and void if work or construction authorized is not commenced within 180 days of if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. Contractors and owners: Contracting or sale of improved real property is subject to privilege tax, call 480-312-2400 for info.

Inspection Scheduling: Phone 480-312-5796 | Internet <https://eservices.scottsdaleaz.gov/bldgresources>
 Inspector information: <http://www.scottsdaleaz.gov/building-resources/inspections> or use QR Code.

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City of Scottsdale Building Permit

Permit No.	231294	Date Issued	3/24/2017	Keycode	5L528
Permit Type	SFR-SINGLE FAMILY ATTACHED			APN	130-17-111
Address	3110 N 71ST ST			Lot	6
Subdivision	THE GALLERY			MCR	1280-21
Valuation	\$286,087.67	Const Type		QS	15-44
Exist Use		Elec. Amps		Gas	No
Zoning	R-5	Bldg Height	0	Bldg Code	IRC 2012
Case No.	4-PP-2015	Meter Size		Fire Permit	
Plan No.	6910-15-5	Setbacks			
Owner	K HOVNIANIAN HOMES 20830 N TATUM BLVD STE 250 PHOENIX, AZ 85050	Owner Builder	No	Payment Type	
		Charge Acct			

Contractor Name	Phone	License No.	Privilege Tax
K HOVNIANIAN HOMES	480-824-4171	188563	1076197

Building	\$0.39
Plumbing	\$0.08
Electrical	\$0.08
Mechanical	\$0.08
Total	\$0.63

Base Fee		\$159.00
A/C Square Feet	(2,295 x \$0.63 x 100%)	\$1,445.85
Other Square Feet	(1,144 x \$0.34 x 100%)	\$388.96
Fence Lineal Feet	(0 x \$0.17 x 100%)	\$0.00
Ret Wall Lineal Feet	(0 x \$1.70 x 100%)	\$0.00
Review Fee		\$0.00
Lowest Floor Fee		\$235.00
Cert. of Occupancy Fee		\$128.00
GIS Fee		\$255.00

Total Amount **\$2,611.81**

Customer Signature : 
 SIGNED BY LYNETTE CRAIG ON 3/24/2017

Development Services : ANNF

When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.

This permit becomes null and void if work or construction authorized is not commenced within 180 days of if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. Contractors and owners: Contracting or sale of improved real property is subject to privilege tax, call 480-312-2400 for info.

Inspection Scheduling: Phone 480-312-5796 | Internet <https://eservices.scottsdaleaz.gov/bldgresources>
 Inspector information: <http://www.scottsdaleaz.gov/building-resources/inspections> or use QR Code.

7447 E. Indian School Rd., Scottsdale, AZ 85251 (480) 312-2500





City of Scottsdale Building Permit

Permit No.	226521	Date Issued	12/8/2016	Keycode	W9064
Permit Type	SFR-SINGLE FAMILY ATTACHED			APN	130-17-116
Address	3111 N 71ST ST			Lot	11
Subdivision	THE GALLERY			MCR	1280-21
Valuation	\$266,436.15	Const Type		QS	15-44
Exist Use		Elec. Amps		Gas	No
Zoning	R-5	Bldg Height	0	Bldg Code	IRC 2012
Case No.	4-PP-2015	Meter Size		Fire Permit	
Plan No.	6910-15-5	Setbacks			
Owner	K HOVNANIAN			Owner Builder	No
	20830 N TATUM BLVD STE 250			Payment Type	
	PHOENIX, AZ 85050			Charge Acct	

Contractor Name	Phone	License No.	Privilege Tax
K Hovnanian	480-824-4171	188563	1076197

Building	\$0.39
Plumbing	\$0.08
Electrical	\$0.08
Mechanical	\$0.08
Total	\$0.63

Base Fee		\$159.00
A/C Square Feet	(2,175 x \$0.63 x 100%)	\$1,370.25
Other Square Feet	(480 x \$0.34 x 100%)	\$163.20
Fence Lineal Feet	(0 x \$0.17 x 100%)	\$0.00
Ret Wall Lineal Feet	(0 x \$1.70 x 100%)	\$0.00
Review Fee		\$0.00
Lowest Floor Fee		\$235.00
Cert. of Occupancy Fee		\$128.00
GIS Fee		\$255.00

Total Amount \$2,310.45

Customer Signature : 
 SIGNED BY LYNETTE CRAIG ON 12/8/2016

Development Services : LWRIGHT

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This permit becomes null and void if work or construction authorized is not commenced within 180 days of if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. Contractors and owners: Contracting or sale of improved real property is subject to privilege tax, call 480-312-2400 for info.

Inspection Scheduling: Phone 480-312-5796 | Internet <https://eservices.scottsdaleaz.gov/bldgresources>
 Inspector information: <http://www.scottsdaleaz.gov/building-resources/inspections> or use QR Code.

7447 E. Indian School Rd., Scottsdale, AZ 85251 (480) 312-2500





City of Scottsdale Building Permit


Permit No.	231277	Date Issued	3/24/2017	Keycode	3594C
Permit Type	SFR-SINGLE FAMILY ATTACHED			APN	130-17-110
Address	3112 N 71ST ST			Lot	5
Subdivision	THE GALLERY			MCR	1280-21
Valuation	\$259,081.33	Const Type		QS	15-44
Exist Use		Elec. Amps		Gas	No
Zoning	R-5	Bldg Height	0	Bldg Code	IRC 2012
Case No.	4-PP-2015	Meter Size		Fire Permit	
Plan No.	6910-15-5	Setbacks			
Owner	K HOVNIANIAN HOMES 20830 N TATUM BLVD STE 250 PHOENIX, AZ 85050	Owner Builder	No	Payment Type	
		Charge Acct			

Contractor Name	Phone	License No.	Privilege Tax
K HOVNIANIAN HOMES	480-824-4171	188563	1076197

Building	\$0.39
Plumbing	\$0.08
Electrical	\$0.08
Mechanical	\$0.08
Total	\$0.63

Base Fee		\$159.00
A/C Square Feet	(2,186 x \$0.63 x 100%)	\$1,377.18
Other Square Feet	(789 x \$0.34 x 100%)	\$268.26
Fence Lineal Feet	(0 x \$0.17 x 100%)	\$0.00
Ret Wall Lineal Feet	(0 x \$1.70 x 100%)	\$0.00
Review Fee		\$0.00
Lowest Floor Fee		\$235.00
Cert. of Occupancy Fee		\$128.00
GIS Fee		\$255.00

Total Amount **\$2,422.44**

Customer Signature : 
 SIGNED BY LYNETTE CRAIG ON 3/24/2017

Development Services : ANNF

When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.

This permit becomes null and void if work or construction authorized is not commenced within 180 days of if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. Contractors and owners: Contracting or sale of improved real property is subject to privilege tax, call 480-312-2400 for info.

Inspection Scheduling: Phone 480-312-5796 | Internet <https://eservices.scottsdaleaz.gov/bldgresources>
 Inspector information: <http://www.scottsdaleaz.gov/building-resources/inspections> or use QR Code.

7447 E. Indian School Rd., Scottsdale, AZ 85251 (480) 312-2500





City of Scottsdale Building Permit

Permit No.	226520	Date Issued	12/8/2016	Keycode	9R498
Permit Type	SFR-SINGLE FAMILY ATTACHED			APN	130-17-117
Address	3113 N 71ST ST			Lot	12
Subdivision	THE GALLERY			MCR	1280-21
Valuation	\$270,933.29	Const Type		QS	15-44
Exist Use		Elec. Amps		Gas	No
Zoning	R-5	Bldg Height	0	Bldg Code	IRC 2012
Case No.	4-PP-2015	Meter Size		Fire Permit	
Plan No.	6910-15-5	Setbacks			
Owner	K HOVNANIAN			Owner Builder	No
	20830 N TATUM BLVD STE 250			Payment Type	
	PHOENIX, AZ 85050			Charge Acct	

Contractor Name	Phone	License No.	Privilege Tax
K Hovnanian	480-824-4171	188563	1076197

Building	\$0.39
Plumbing	\$0.08
Electrical	\$0.08
Mechanical	\$0.08
Total	\$0.63

Base Fee		\$159.00
A/C Square Feet	(2,186 x \$0.63 x 100%)	\$1,377.18
Other Square Feet	(553 x \$0.34 x 100%)	\$188.02
Fence Lineal Feet	(0 x \$0.17 x 100%)	\$0.00
Ret Wall Lineal Feet	(0 x \$1.70 x 100%)	\$0.00
Review Fee		\$0.00
Lowest Floor Fee		\$235.00
Cert. of Occupancy Fee		\$128.00
GIS Fee		\$255.00

Total Amount \$2,342.20

Customer Signature : 
SIGNED BY LYNETTE CRAIG ON 12/8/2016

Development Services : LWRIGHT

When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.

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Inspection Scheduling: Phone 480-312-5796 | Internet <https://eservices.scottsdaleaz.gov/bldgresources>
 Inspector information: <http://www.scottsdaleaz.gov/building-resources/inspections> or use QR Code.

7447 E. Indian School Rd., Scottsdale, AZ 85251 (480) 312-2500





City of Scottsdale Building Permit

Permit No.	226517	Date Issued	12/8/2016	Keycode	3905D
Permit Type	SFR-SINGLE FAMILY ATTACHED			APN	130-17-118
Address	3115 N 71ST ST			Lot	13
Subdivision	THE GALLERY			MCR	1280-21
Valuation	\$219,548.47	Const Type		QS	15-44
Exist Use		Elec. Amps		Gas	No
Zoning	R-5	Bldg Height	0	Bldg Code	IRC 2012
Case No.	4-PP-2015	Meter Size		Fire Permit	
Plan No.	6910-15-5	Setbacks			
Owner	K HOVNIANIAN			Owner Builder	No
	20830 N TATUM BLVD STE 250			Payment Type	
	PHOENIX, AZ 85050			Charge Acct	

Contractor Name	Phone	License No.	Privilege Tax
K Hovnianian	480-824-4171	188563	1076197

Building	\$0.39
Plumbing	\$0.08
Electrical	\$0.08
Mechanical	\$0.08
Total	\$0.63

Base Fee		\$159.00
A/C Square Feet	(1,777 x \$0.63 x 100%)	\$1,119.51
Other Square Feet	(434 x \$0.34 x 100%)	\$147.56
Fence Lineal Feet	(0 x \$0.17 x 100%)	\$0.00
Ret Wall Lineal Feet	(0 x \$1.70 x 100%)	\$0.00
Review Fee		\$0.00
Lowest Floor Fee		\$235.00
Cert. of Occupancy Fee		\$128.00
GIS Fee		\$255.00

Total Amount \$2,044.07

Customer Signature : 
 SIGNED BY LYNETTE CRAIG ON 12/8/2016

Development Services : LWRIGHT

When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.

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Inspection Scheduling: Phone 480-312-5796 | Internet <https://eservices.scottsdaleaz.gov/bldgresources>
 Inspector information: <http://www.scottsdaleaz.gov/building-resources/inspections> or use QR Code.

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City of Scottsdale Building Permit

Permit No.	231276	Date Issued		Keycode	H1891
Permit Type	SFR-SINGLE FAMILY ATTACHED			APN	130-17-109
Address	3116 N 71ST ST			Lot	4
Subdivision	THE GALLERY			MCR	1280-21
Valuation	\$205,987.39	Const Type		QS	15-44
Exist Use		Elec. Amps		Gas	No
Zoning	R-5	Bldg Height		Bldg Code	IRC 2012
Case No.	4-PP-2015	Meter Size			
Plan No.	6910-15-5	Setbacks			
Owner	K HOVNANIAN HOMES 20830 N TATUM BLVD STE 250 PHOENIX, AZ 85050			Owner Builder	No
				Payment Type	
				Charge Acct	

Contractor Name	Phone	License No.	Privilege Tax
K HOVNANIAN HOMES	480-824-4171	188563	1076197

Building	\$0.39
Plumbing	\$0.08
Electrical	\$0.08
Mechanical	\$0.08
Total	\$0.63

Base Fee		\$159.00
A/C Square Feet	(1,777 x \$0.63 x 100%)	\$1,119.51
Other Square Feet	(554 x \$0.34 x 100%)	\$188.36
Fence Lineal Feet	(0 x \$0.17 x 100%)	\$0.00
Ret Wall Lineal Feet	(0 x \$1.70 x 100%)	\$0.00
Review Fee		\$0.00
Lowest Floor Fee		\$235.00
Cert. of Occupancy Fee		\$128.00
GIS Fee		\$255.00

Total Amount \$2,084.87

Customer Signature : _____
SIGNED ON 3/21/2017

Development Services : ANNF _____

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Inspection Scheduling: Phone 480-312-5796 | Internet <https://eservices.scottsdaleaz.gov/bldgresources>
Inspector information: <http://www.scottsdaleaz.gov/building-resources/inspections> or use QR Code.

7447 E. Indian School Rd., Scottsdale, AZ 85251 (480) 312-2500





City of Scottsdale Building Permit

Permit No.	226034	Date Issued	8/30/2016	Keycode	7C573
Permit Type	SFR-SINGLE FAMILY ATTACHED			APN	130-17-119
Address	3117 N 71ST ST			Lot	14
Subdivision	THE GALLERY			MCR	1280-21
Valuation	\$200,787.79	Const Type		QS	15-44
Exist Use		Elec. Amps		Gas	No
Zoning	R-5	Bldg Height	0	Bldg Code	IRC 2012
Case No.	4-PP-2015	Meter Size		Fire Permit	
Plan No.	6910-15-5	Setbacks			
Owner	K HOVNANIAN			Owner Builder	No
	20830 N TATUM BLVD STE 250			Payment Type	
	PHOENIX, AZ 85050			Charge Acct	

Contractor Name	Phone	License No.	Privilege Tax
K Hovnanian	480-824-4171	188563	1076197

Building	\$0.39
Plumbing	\$0.08
Electrical	\$0.08
Mechanical	\$0.08
Total	\$0.63

Base Fee		\$159.00
A/C Square Feet	(1,777 x \$0.63 x 100%)	\$1,119.51
Other Square Feet	(434 x \$0.34 x 100%)	\$147.56
Fence Lineal Feet	(0 x \$0.17 x 100%)	\$0.00
Ret Wall Lineal Feet	(0 x \$1.70 x 100%)	\$0.00
Review Fee		\$0.00
Lowest Floor Fee		\$235.00
Cert. of Occupancy Fee		\$128.00
GIS Fee		\$255.00

Total Amount \$2,044.07

Customer Signature : 
 SIGNED BY TERESA QUINN ON 8/30/2016

Development Services : SSTONE

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Inspection Scheduling: Phone 480-312-5796 | Internet <https://eservices.scottsdaleaz.gov/bldgresources>
 Inspector information: <http://www.scottsdaleaz.gov/building-resources/inspections> or use QR Code.

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City of Scottsdale Building Permit

Permit No.	226407	Date Issued	9/9/2016	Keycode	83S22
Permit Type	TENANT IMPROVEMENT			APN	130-17-108
Address	3118 N 71ST ST			Lot	3
Subdivision	THE GALLERY			MCR	1280-21
Valuation	\$0.00	Const Type		QS	15-44
Exist Use		Elec. Amps		Gas	No
Zoning	R-5	Bldg Height		Bldg Code	IRC 2012
Case No.	NA	Meter Size			
Plan No.	5087-16	Setbacks			
Owner	KHOVNANIAN HOMES 20830 N TATUM BLVD STE 250 PHOENIX, AZ 85050			Owner Builder	No
				Payment Type	
				Charge Acct	

Contractor Name	Phone	License No.	Privilege Tax
KHOVNANIAN COMPANIES	480-824-4171	188563	1076197

Building	\$0.39
Plumbing	\$0.08
Electrical	\$0.08
Mechanical	\$0.08
Total	\$0.63

Base Fee		\$159.00
A/C Square Feet	(908 x \$0.63 x 30%)	\$171.61
Other Square Feet	(0 x \$0.34 x 100%)	\$0.00
Fence Lineal Feet	(0 x \$0.17 x 100%)	\$0.00
Ret Wall Lineal Feet	(0 x \$1.70 x 100%)	\$0.00
Review Fee		\$0.00
Cert. of Occupancy Fee		\$128.00

Total Amount \$458.61

Customer Signature : 
 SIGNED BY K HOVNANIAN ON 9/9/2016

Development Services : JOGAZ

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Inspection Scheduling: Phone 480-312-5796 | Internet <https://eservices.scottsdaleaz.gov/bldgresources>
 Inspector information: <http://www.scottsdaleaz.gov/building-resources/inspections> or use QR Code.

7447 E. Indian School Rd., Scottsdale, AZ 85251 (480) 312-2500





City of Scottsdale Building Permit

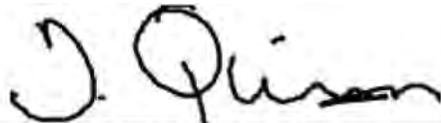
Permit No.	225990	Date Issued	8/29/2016	Keycode	363B1
Permit Type	SFR-SINGLE FAMILY ATTACHED			APN	130-17-108
Address	3118 N 71ST ST			Lot	3
Subdivision	THE GALLERY			MCR	1280-21
Valuation	\$200,787.79	Const Type		QS	15-44
Exist Use		Elec. Amps		Gas	No
Zoning	R-5	Bldg Height	0	Bldg Code	IRC 2012
Case No.	4-PP-2015	Meter Size		Fire Permit	
Plan No.	6910-15-5	Setbacks			
Owner	K HOVNANIAN			Owner Builder	No
	20830 N TATUM BLVD STE 250			Payment Type	
	PHOENIX, AZ 85050			Charge Acct	

Contractor Name	Phone	License No.	Privilege Tax
K Hovnanian	480-824-4171	188563	

Building	\$0.39
Plumbing	\$0.08
Electrical	\$0.08
Mechanical	\$0.08
Total	\$0.63

Base Fee		\$159.00
A/C Square Feet	(1,777 x \$0.63 x 100%)	\$1,119.51
Other Square Feet	(434 x \$0.34 x 100%)	\$147.56
Fence Lineal Feet	(0 x \$0.17 x 100%)	\$0.00
Ret Wall Lineal Feet	(0 x \$1.70 x 100%)	\$0.00
Review Fee		\$0.00
Lowest Floor Fee		\$235.00
Cert. of Occupancy Fee		\$128.00
GIS Fee		\$255.00

Total Amount \$2,044.07

Customer Signature : 
 SIGNED BY TERESA ON 8/29/2016

Development Services : JOGAZ

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Inspection Scheduling: Phone 480-312-5796 | Internet <https://eservices.scottsdaleaz.gov/bldgresources>
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7447 E. Indian School Rd., Scottsdale, AZ 85251 (480) 312-2500





City of Scottsdale Building Permit

Permit No.	226036	Date Issued	8/30/2016	Keycode	52C05
Permit Type	SFR-SINGLE FAMILY ATTACHED			APN	130-17-120
Address	3121 N 71ST ST			Lot	15
Subdivision	THE GALLERY			MCR	1280-21
Valuation	\$247,829.75	Const Type		QS	15-44
Exist Use		Elec. Amps		Gas	No
Zoning	R-5	Bldg Height	0	Bldg Code	IRC 2012
Case No.	4-PP-2015	Meter Size		Fire Permit	
Plan No.	6910-15-5	Setbacks			
Owner	K HOVNANIAN			Owner Builder	No
	20830 N TATUM BLVD STE 250			Payment Type	
	PHOENIX, AZ 85050			Charge Acct	

Contractor Name	Phone	License No.	Privilege Tax
K Hovnanian	480-824-4171	188563	1076197

Building	\$0.39
Plumbing	\$0.08
Electrical	\$0.08
Mechanical	\$0.08
Total	\$0.63

Base Fee		\$159.00
A/C Square Feet	(2,186 x \$0.63 x 100%)	\$1,377.18
Other Square Feet	(553 x \$0.34 x 100%)	\$188.02
Fence Lineal Feet	(0 x \$0.17 x 100%)	\$0.00
Ret Wall Lineal Feet	(0 x \$1.70 x 100%)	\$0.00
Review Fee		\$0.00
Lowest Floor Fee		\$235.00
Cert. of Occupancy Fee		\$128.00
GIS Fee		\$255.00

Total Amount \$2,342.20

Customer Signature :



SIGNED BY TERESA QUINN ON 8/30/2016

Development Services : SSTONE

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Inspection Scheduling: Phone 480-312-5796 | Internet <https://eservices.scottsdaleaz.gov/bldgresources>
 Inspector information: <http://www.scottsdaleaz.gov/building-resources/inspections> or use QR Code.

7447 E. Indian School Rd., Scottsdale, AZ 85251 (480) 312-2500





City of Scottsdale Building Permit

Permit No.	225989	Date Issued	8/29/2016	Keycode	2118J
Permit Type	SFR-SINGLE FAMILY ATTACHED			APN	130-17-107
Address	3122 N 71ST ST			Lot	2
Subdivision	THE GALLERY			MCR	1280-21
Valuation	\$247,829.75	Const Type		QS	15-44
Exist Use		Elec. Amps		Gas	No
Zoning	R-5	Bldg Height	0	Bldg Code	IRC 2012
Case No.	4-PP-2015	Meter Size		Fire Permit	
Plan No.	6910-15-5	Setbacks			
Owner	K HOVNANIAN			Owner Builder	No
	20830 N TATUM BLVD STE 250			Payment Type	
	PHOENIX, AZ 85050			Charge Acct	

Contractor Name	Phone	License No.	Privilege Tax
K Hovnanian	480-824-4171	188563	

Building	\$0.39
Plumbing	\$0.08
Electrical	\$0.08
Mechanical	\$0.08
Total	\$0.63

Base Fee		\$159.00
A/C Square Feet	(2,186 x \$0.63 x 100%)	\$1,377.18
Other Square Feet	(553 x \$0.34 x 100%)	\$188.02
Fence Lineal Feet	(0 x \$0.17 x 100%)	\$0.00
Ret Wall Lineal Feet	(0 x \$1.70 x 100%)	\$0.00
Review Fee		\$0.00
Lowest Floor Fee		\$235.00
Cert. of Occupancy Fee		\$128.00
GIS Fee		\$255.00

Total Amount \$2,342.20

Customer Signature : 
 SIGNED ON 8/29/2016

Development Services : JOGAZ

When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.

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Inspection Scheduling: Phone 480-312-5796 | Internet <https://eservices.scottsdaleaz.gov/bldgresources>
 Inspector information: <http://www.scottsdaleaz.gov/building-resources/inspections> or use QR Code.

7447 E. Indian School Rd., Scottsdale, AZ 85251 (480) 312-2500





City of Scottsdale Building Permit

Permit No.	226038	Date Issued	8/30/2016	Keycode	P7165
Permit Type	SFR-SINGLE FAMILY ATTACHED			APN	130-17-121
Address	3123 N 71ST ST			Lot	16
Subdivision	THE GALLERY			MCR	1280-21
Valuation	\$243,540.15	Const Type		QS	15-44
Exist Use		Elec. Amps		Gas	No
Zoning	R-5	Bldg Height	0	Bldg Stories	
Case No.	4-PP-2015	Meter Size		Fire Permit	
Plan No.	6910-15-5	Setbacks			
Owner	K HOVNANIAN			Owner Builder	No
	20830 N TATUM BLVD STE 250			Payment Type	
	PHOENIX, AZ 85050			Charge Acct	

Contractor Name	Phone	License No.	Privilege Tax
K Hovnanian	480-824-4171	188563	1076197

Building	\$0.39
Plumbing	\$0.08
Electrical	\$0.08
Mechanical	\$0.08
Total	\$0.63

Base Fee		\$159.00
A/C Square Feet	(2,175 x \$0.63 x 100%)	\$1,370.25
Other Square Feet	(480 x \$0.34 x 100%)	\$163.20
Fence Lineal Feet	(0 x \$0.17 x 100%)	\$0.00
Ret Wall Lineal Feet	(0 x \$1.70 x 100%)	\$0.00
Review Fee		\$0.00
Lowest Floor Fee		\$235.00
Cert. of Occupancy Fee		\$128.00
GIS Fee		\$255.00

Total Amount \$2,310.45

Customer Signature :



SIGNED BY TERESA QUINN ON 8/30/2016

Development Services : SSTONE

When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.

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Inspection Scheduling: Phone 480-312-5796 | Internet <https://eservices.scottsdaleaz.gov/bldgresources>
 Inspector information: <http://www.scottsdaleaz.gov/building-resources/inspections> or use QR Code.

7447 E. Indian School Rd., Scottsdale, AZ 85251 (480) 312-2500





City of Scottsdale Building Permit

Permit No.	225988	Date Issued	8/29/2016	Keycode	92S63
Permit Type	SFR-SINGLE FAMILY ATTACHED			APN	130-17-106
Address	3124 N 71ST ST			Lot	1
Subdivision	THE GALLERY			MCR	1280-21
Valuation	\$200,787.79	Const Type		QS	15-44
Exist Use		Elec. Amps		Gas	No
Zoning	R-5	Bldg Height	0	Bldg Code	IRC 2012
Case No.	4-PP-2015	Meter Size		Fire Permit	
Plan No.	6910-15-5	Setbacks			
Owner	K HOVNANIAN			Owner Builder	No
	20830 N TATUM BLVD STE 250			Payment Type	
	PHOENIX, AZ 85050			Charge Acct	

Contractor Name	Phone	License No.	Privilege Tax
K Hovnanian	480-824-4171	188563	

Building	\$0.39
Plumbing	\$0.08
Electrical	\$0.08
Mechanical	\$0.08
Total	\$0.63

Base Fee		\$159.00
A/C Square Feet	(1,777 x \$0.63 x 100%)	\$1,119.51
Other Square Feet	(434 x \$0.34 x 100%)	\$147.56
Fence Lineal Feet	(0 x \$0.17 x 100%)	\$0.00
Ret Wall Lineal Feet	(0 x \$1.70 x 100%)	\$0.00
Review Fee		\$0.00
Lowest Floor Fee		\$235.00
Cert. of Occupancy Fee		\$128.00
GIS Fee		\$255.00

Total Amount \$2,044.07

Customer Signature : 
 SIGNED BY TERESA ON 8/29/2016

Development Services : JOGAZ

When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.

This permit becomes null and void if work or construction authorized is not commenced within 180 days of if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. Contractors and owners: Contracting or sale of improved real property is subject to privilege tax, call 480-312-2400 for info.

Inspection Scheduling: Phone 480-312-5796 | Internet <https://eservices.scottsdaleaz.gov/bldgresources>
 Inspector information: <http://www.scottsdaleaz.gov/building-resources/inspections> or use QR Code.

7447 E. Indian School Rd., Scottsdale, AZ 85251 (480) 312-2500





City of Scottsdale Building Permit

Permit No.	226039	Date Issued		Keycode	941X2
Permit Type	SFR-SINGLE FAMILY ATTACHED			APN	130-17-122
Address	3125 N 71ST ST			Lot	17
Subdivision	THE GALLERY			MCR	1280-21
Valuation	\$247,829.75	Const Type		QS	15-44
Exist Use		Elec. Amps		Gas	No
Zoning	R-5	Bldg Height	0	Bldg Code	IRC 2012
Case No.	4-PP-2015	Meter Size		Fire Permit	
Plan No.	6910-15-5	Setbacks			
Owner	K HOVNANIAN			Owner Builder	No
	20830 N TATUM BLVD STE 250			Payment Type	
	PHOENIX, AZ 85050			Charge Acct	

Contractor Name	Phone	License No.	Privilege Tax
K Hovnanian	480-824-4171	188563	1076197

Building	\$0.39
Plumbing	\$0.08
Electrical	\$0.08
Mechanical	\$0.08
Total	\$0.63

Base Fee		\$159.00
A/C Square Feet	(2,186 x \$0.63 x 100%)	\$1,377.18
Other Square Feet	(553 x \$0.34 x 100%)	\$188.02
Fence Lineal Feet	(0 x \$0.17 x 100%)	\$0.00
Ret Wall Lineal Feet	(0 x \$1.70 x 100%)	\$0.00
Review Fee		\$0.00
Lowest Floor Fee		\$235.00
Cert. of Occupancy Fee		\$128.00
GIS Fee		\$255.00

Total Amount \$2,342.20

Customer Signature : 
 SIGNED BY TERESA QUINN ON 8/30/2016

Development Services : SSTONE

When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.

This permit becomes null and void if work or construction authorized is not commenced within 180 days of if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. Contractors and owners: Contracting or sale of improved real property is subject to privilege tax, call 480-312-2400 for info.

Inspection Scheduling: Phone 480-312-5796 | Internet <https://eservices.scottsdaleaz.gov/bldgresources>
 Inspector information: <http://www.scottsdaleaz.gov/building-resources/inspections> or use QR Code.

7447 E. Indian School Rd., Scottsdale, AZ 85251 (480) 312-2500





City of Scottsdale Building Permit

Permit No.	226040	Date Issued	8/30/2016	Keycode	5068K
Permit Type	SFR-SINGLE FAMILY ATTACHED			APN	130-17-123
Address	3127 N 71ST ST			Lot	18
Subdivision	THE GALLERY			MCR	1280-21
Valuation	\$200,787.79	Const Type		QS	15-44
Exist Use		Elec. Amps		Gas	No
Zoning	R-5	Bldg Height	0	Bldg Code	IRC 2012
Case No.	4-PP-2015	Meter Size		Fire Permit	
Plan No.	6910-15-5	Setbacks			
Owner	K HOVNANIAN			Owner Builder	No
	20830 N TATUM BLVD STE 250			Payment Type	
	PHOENIX, AZ 85050			Charge Acct	

Contractor Name	Phone	License No.	Privilege Tax
K Hovnanian	480-824-4171	188563	1076197

Building	\$0.39
Plumbing	\$0.08
Electrical	\$0.08
Mechanical	\$0.08
Total	\$0.63

Base Fee		\$159.00
A/C Square Feet	(1,777 x \$0.63 x 100%)	\$1,119.51
Other Square Feet	(434 x \$0.34 x 100%)	\$147.56
Fence Lineal Feet	(0 x \$0.17 x 100%)	\$0.00
Ret Wall Lineal Feet	(0 x \$1.70 x 100%)	\$0.00
Review Fee		\$0.00
Lowest Floor Fee		\$235.00
Cert. of Occupancy Fee		\$128.00
GIS Fee		\$255.00

Total Amount \$2,044.07

Customer Signature : 
 SIGNED BY TERESA QUINN ON 8/30/2016

Development Services : SSTONE

When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.

This permit becomes null and void if work or construction authorized is not commenced within 180 days of if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. Contractors and owners: Contracting or sale of improved real property is subject to privilege tax, call 480-312-2400 for info.

Inspection Scheduling: Phone 480-312-5796 | Internet <https://eservices.scottsdaleaz.gov/bldgresources>
 Inspector information: <http://www.scottsdaleaz.gov/building-resources/inspections> or use QR Code.

7447 E. Indian School Rd., Scottsdale, AZ 85251 (480) 312-2500



EXHIBIT 2



Certificate of Occupancy

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

The described portion of the building has been inspected for compliance with the requirements of this code for the group and division of occupancy and the use for which the proposed occupancy is classified.

BUILDING ADDRESS 3104 N 71ST ST (LOT 8) SFAT

PERMIT # 231283

OCCUPANT TYPE R-3(12)

OCCUPANT LOAD

CONST. TYPE

FIRE SPRINKLERS

BUILDING CODE IRC 2012

OWNER OF BUILDING K HOVNIANIAN HOMES

OWNER ADDRESS 20830 N TATUM BLVD STE 250

CITY / STATE / ZIP PHOENIX, AZ 85050

This is an official document produced by the City of Scottsdale, Planning & Development Services Department. Michael L. Clack, CBO, Bldg. Official affirms code compliance.

DATE OCTOBER 18, 2017

Fold & post in a conspicuous location within the premises

Certificate of Occupancy

Sec. 111.1 Use and Occupancy. A building or structure shall not be used or occupied, and a change in the existing use of occupancy classification of a building or structure or portion thereof shall not be made, until the *building official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Sec. 111.2 Certificate Issued. After the building official inspects the building or structure and does not find violations of the provisions of this code or other laws that are enforced by the development services department, the building official shall issue a certificate of occupancy that contains the following:

- 1) The building permit number.
- 2) The address of the structure.
- 3) The name and address of the owner or the owner's authorized agent.
- 4) A description of that portion of the structure for which the certificate is issued.
- 5) A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
- 6) The name of the building official.
- 7) The edition of the code under which the permit was issued.
- 8) The use and occupancy, in accordance with the provisions of Chapter 3.
- 9) The type of construction as defined in Chapter 6.
- 10) The design of occupant load.
- 11) That an automatic sprinkler system is provided, if required.
- 12) Any special stipulations and conditions of the building permit.

Sec. 111.4 Revocation. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

EXHIBIT

26



Certificate of Occupancy

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

The described portion of the building has been inspected for compliance with the requirements of this code for the group and division of occupancy and the use for which the proposed occupancy is classified.

BUILDING ADDRESS 3105 N 71ST ST (LOT 9) SFAT

PERMIT # 226516

OCCUPANT TYPE R-3(12)

OCCUPANT LOAD

CONST. TYPE

FIRE SPRINKLERS

BUILDING CODE IRC 2012

OWNER OF BUILDING K Hovnanian

OWNER ADDRESS 20830 N TATUM BLVD STE 250

CITY / STATE / ZIP PHOENIX, AZ 85050

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DATE JULY 13, 2017

Fold & post in a conspicuous location within the premises

Certificate of Occupancy

Sec. 111.1 Use and Occupancy. A building or structure shall not be used or occupied, and a change in the existing use of occupancy classification of a building or structure or portion thereof shall not be made, until the *building official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

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- 1) The building permit number.
- 2) The address of the structure.
- 3) The name and address of the owner or the owner's authorized agent.
- 4) A description of that portion of the structure for which the certificate is issued.
- 5) A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
- 6) The name of the building official.
- 7) The edition of the code under which the permit was issued.
- 8) The use and occupancy, in accordance with the provisions of Chapter 3.
- 9) The type of construction as defined in Chapter 6.
- 10) The design of occupant load.
- 11) That an automatic sprinkler system is provided, if required.
- 12) Any special stipulations and conditions of the building permit.

Sec. 111.4 Revocation. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.



Certificate of Occupancy

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

The described portion of the building has been inspected for compliance with the requirements of this code for the group and division of occupancy and the use for which the proposed occupancy is classified.

BUILDING ADDRESS 3106 N 71ST ST (LOT 7) SFAT

PERMIT # 231280

OCCUPANT TYPE R-3(12)

OCCUPANT LOAD

CONST. TYPE

FIRE SPRINKLERS

BUILDING CODE IRC 2012

OWNER OF BUILDING K HOVNIANIAN HOMES

OWNER ADDRESS 20830 N TATUM BLVD STE 250

CITY / STATE / ZIP PHOENIX, AZ 85050

This is an official document produced by the City of Scottsdale, Planning & Development Services Department. Michael L. Clack, CBO, Bldg. Official affirms code compliance.

DATE OCTOBER 11, 2017

Fold & post in a conspicuous location within the premises

Certificate of Occupancy

Sec. 111.1 Use and Occupancy. A building or structure shall not be used or occupied, and a change in the existing use of occupancy classification of a building or structure or portion thereof shall not be made, until the *building official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Sec. 111.2 Certificate Issued. After the building official inspects the building or structure and does not find violations of the provisions of this code or other laws that are enforced by the development services department, the building official shall issue a certificate of occupancy that contains the following:

- 1) The building permit number.
- 2) The address of the structure.
- 3) The name and address of the owner or the owner's authorized agent.
- 4) A description of that portion of the structure for which the certificate is issued.
- 5) A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
- 6) The name of the building official.
- 7) The edition of the code under which the permit was issued.
- 8) The use and occupancy, in accordance with the provisions of Chapter 3.
- 9) The type of construction as defined in Chapter 6.
- 10) The design of occupant load.
- 11) That an automatic sprinkler system is provided, if required.
- 12) Any special stipulations and conditions of the building permit.

Sec. 111.4 Revocation. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.



Certificate of Occupancy

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

The described portion of the building has been inspected for compliance with the requirements of this code for the group and division of occupancy and the use for which the proposed occupancy is classified.

BUILDING ADDRESS 3109 N 71ST ST (LOT 10) SFAT

PERMIT # 226518

OCCUPANT TYPE R-3(12)

OCCUPANT LOAD

CONST. TYPE

FIRE SPRINKLERS

BUILDING CODE IRC 2012

OWNER OF BUILDING K Hovnanian

OWNER ADDRESS 20830 N TATUM BLVD STE 250

CITY / STATE / ZIP PHOENIX, AZ 85050

This is an official document produced by the City of Scottsdale, Planning & Development Services Department. Michael L. Clack, CBO, Bldg. Official affirms code compliance.

DATE JUNE 23, 2017

Fold & post in a conspicuous location within the premises

Certificate of Occupancy

Sec. 111.1 Use and Occupancy. A building or structure shall not be used or occupied, and a change in the existing use of occupancy classification of a building or structure or portion thereof shall not be made, until the *building official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Sec. 111.2 Certificate Issued. After the building official inspects the building or structure and does not find violations of the provisions of this code or other laws that are enforced by the development services department, the building official shall issue a certificate of occupancy that contains the following:

- 1) The building permit number.
- 2) The address of the structure.
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- 4) A description of that portion of the structure for which the certificate is issued.
- 5) A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
- 6) The name of the building official.
- 7) The edition of the code under which the permit was issued.
- 8) The use and occupancy, in accordance with the provisions of Chapter 3.
- 9) The type of construction as defined in Chapter 6.
- 10) The design of occupant load.
- 11) That an automatic sprinkler system is provided, if required.
- 12) Any special stipulations and conditions of the building permit.

Sec. 111.4 Revocation. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.



Certificate of Occupancy

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

The described portion of the building has been inspected for compliance with the requirements of this code for the group and division of occupancy and the use for which the proposed occupancy is classified.

BUILDING ADDRESS 3110 N 71ST ST (LOT 6) SFAT

PERMIT # 231294

OCCUPANT TYPE R-3(12)

OCCUPANT LOAD

CONST. TYPE

FIRE SPRINKLERS

BUILDING CODE IRC 2012

OWNER OF BUILDING K HOVNIANIAN HOMES

OWNER ADDRESS 20830 N TATUM BLVD STE 250

CITY / STATE / ZIP PHOENIX, AZ 85050

This is an official document produced by the City of Scottsdale, Planning & Development Services Department. Michael L. Clack, CBO, Bldg. Official affirms code compliance.

DATE APRIL 26, 2018

Fold & post in a conspicuous location within the premises

Certificate of Occupancy

Sec. 111.1 Use and Occupancy. A building or structure shall not be used or occupied, and a change in the existing use of occupancy classification of a building or structure or portion thereof shall not be made, until the *building official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

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- 1) The building permit number.
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- 12) Any special stipulations and conditions of the building permit.

Sec. 111.4 Revocation. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.



Certificate of Occupancy

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

The described portion of the building has been inspected for compliance with the requirements of this code for the group and division of occupancy and the use for which the proposed occupancy is classified.

BUILDING ADDRESS 3111 N 71ST ST (LOT 11) SFAT

PERMIT # 226521

OCCUPANT TYPE R-3(12)

OCCUPANT LOAD

CONST. TYPE

FIRE SPRINKLERS

BUILDING CODE IRC 2012

OWNER OF BUILDING K Hovnanian

OWNER ADDRESS 20830 N TATUM BLVD STE 250

CITY / STATE / ZIP PHOENIX, AZ 85050

This is an official document produced by the City of Scottsdale, Planning & Development Services Department. Michael L. Clack, CBO, Bldg. Official affirms code compliance.

DATE JUNE 23, 2017

Fold & post in a conspicuous location within the premises

Certificate of Occupancy

Sec. 111.1 Use and Occupancy. A building or structure shall not be used or occupied, and a change in the existing use of occupancy classification of a building or structure or portion thereof shall not be made, until the *building official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Sec. 111.2 Certificate Issued. After the building official inspects the building or structure and does not find violations of the provisions of this code or other laws that are enforced by the development services department, the building official shall issue a certificate of occupancy that contains the following:

- 1) The building permit number.
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- 4) A description of that portion of the structure for which the certificate is issued.
- 5) A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
- 6) The name of the building official.
- 7) The edition of the code under which the permit was issued.
- 8) The use and occupancy, in accordance with the provisions of Chapter 3.
- 9) The type of construction as defined in Chapter 6.
- 10) The design of occupant load.
- 11) That an automatic sprinkler system is provided, if required.
- 12) Any special stipulations and conditions of the building permit.

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Certificate of Occupancy

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

The described portion of the building has been inspected for compliance with the requirements of this code for the group and division of occupancy and the use for which the proposed occupancy is classified.

BUILDING ADDRESS 3112 N 71ST ST (LOT 5) SFAT

PERMIT # 231277

OCCUPANT TYPE R-3(12)

OCCUPANT LOAD

CONST. TYPE

FIRE SPRINKLERS

BUILDING CODE IRC 2012

OWNER OF BUILDING K HOVNIANIAN HOMES

OWNER ADDRESS 20830 N TATUM BLVD STE 250

CITY / STATE / ZIP PHOENIX, AZ 85050

This is an official document produced by the City of Scottsdale, Planning & Development Services Department. Michael L. Clack, CBO, Bldg. Official affirms code compliance.

DATE OCTOBER 18, 2017

Fold & post in a conspicuous location within the premises

Certificate of Occupancy

Sec. 111.1 Use and Occupancy. A building or structure shall not be used or occupied, and a change in the existing use of occupancy classification of a building or structure or portion thereof shall not be made, until the *building official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

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- 1) The building permit number.
- 2) The address of the structure.
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- 4) A description of that portion of the structure for which the certificate is issued.
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- 6) The name of the building official.
- 7) The edition of the code under which the permit was issued.
- 8) The use and occupancy, in accordance with the provisions of Chapter 3.
- 9) The type of construction as defined in Chapter 6.
- 10) The design of occupant load.
- 11) That an automatic sprinkler system is provided, if required.
- 12) Any special stipulations and conditions of the building permit.

Sec. 111.4 Revocation. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.



Certificate of Occupancy

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

The described portion of the building has been inspected for compliance with the requirements of this code for the group and division of occupancy and the use for which the proposed occupancy is classified.

BUILDING ADDRESS 3113 N 71ST ST (LOT 12) SFAT

PERMIT # 226520

OCCUPANT TYPE R-3(12)

OCCUPANT LOAD

CONST. TYPE

FIRE SPRINKLERS

BUILDING CODE IRC 2012

OWNER OF BUILDING K Hovnanian

OWNER ADDRESS 20830 N TATUM BLVD STE 250

CITY / STATE / ZIP PHOENIX, AZ 85050

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DATE JULY 13, 2017

Fold & post in a conspicuous location within the premises

Certificate of Occupancy

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- 6) The name of the building official.
- 7) The edition of the code under which the permit was issued.
- 8) The use and occupancy, in accordance with the provisions of Chapter 3.
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- 10) The design of occupant load.
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Certificate of Occupancy

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

The described portion of the building has been inspected for compliance with the requirements of this code for the group and division of occupancy and the use for which the proposed occupancy is classified.

BUILDING ADDRESS 3115 N 71ST ST (LOT 13) SFAT

PERMIT # 226517

OCCUPANT TYPE R-3(12)

OCCUPANT LOAD

CONST. TYPE

FIRE SPRINKLERS

BUILDING CODE IRC 2012

OWNER OF BUILDING K Hovnanian

OWNER ADDRESS 20830 N TATUM BLVD STE 250

CITY / STATE / ZIP PHOENIX, AZ 85050

This is an official document produced by the City of Scottsdale, Planning & Development Services Department. Michael L. Clack, CBO, Bldg. Official affirms code compliance.

DATE JUNE 20, 2017

Fold & post in a conspicuous location within the premises

Certificate of Occupancy

Sec. 111.1 Use and Occupancy. A building or structure shall not be used or occupied, and a change in the existing use of occupancy classification of a building or structure or portion thereof shall not be made, until the *building official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

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- 3) The name and address of the owner or the owner's authorized agent.
- 4) A description of that portion of the structure for which the certificate is issued.
- 5) A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
- 6) The name of the building official.
- 7) The edition of the code under which the permit was issued.
- 8) The use and occupancy, in accordance with the provisions of Chapter 3.
- 9) The type of construction as defined in Chapter 6.
- 10) The design of occupant load.
- 11) That an automatic sprinkler system is provided, if required.
- 12) Any special stipulations and conditions of the building permit.

Sec. 111.4 Revocation. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.



Certificate of Occupancy

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

The described portion of the building has been inspected for compliance with the requirements of this code for the group and division of occupancy and the use for which the proposed occupancy is classified.

BUILDING ADDRESS 3116 N 71ST ST (LOT 4) SFAT

PERMIT # 231276

OCCUPANT TYPE R-3(12)

OCCUPANT LOAD

CONST. TYPE

FIRE SPRINKLERS

BUILDING CODE IRC 2012

OWNER OF BUILDING K HOVNIANIAN HOMES

OWNER ADDRESS 20830 N TATUM BLVD STE 250

CITY / STATE / ZIP PHOENIX, AZ 85050

This is an official document produced by the City of Scottsdale, Planning & Development Services Department. Michael L. Clack, CBO, Bldg. Official affirms code compliance.

DATE OCTOBER 18, 2017

Fold & post in a conspicuous location within the premises

Certificate of Occupancy

Sec. 111.1 Use and Occupancy. A building or structure shall not be used or occupied, and a change in the existing use of occupancy classification of a building or structure or portion thereof shall not be made, until the *building official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Sec. 111.2 Certificate Issued. After the building official inspects the building or structure and does not find violations of the provisions of this code or other laws that are enforced by the development services department, the building official shall issue a certificate of occupancy that contains the following:

- 1) The building permit number.
- 2) The address of the structure.
- 3) The name and address of the owner or the owner's authorized agent.
- 4) A description of that portion of the structure for which the certificate is issued.
- 5) A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
- 6) The name of the building official.
- 7) The edition of the code under which the permit was issued.
- 8) The use and occupancy, in accordance with the provisions of Chapter 3.
- 9) The type of construction as defined in Chapter 6.
- 10) The design of occupant load.
- 11) That an automatic sprinkler system is provided, if required.
- 12) Any special stipulations and conditions of the building permit.

Sec. 111.4 Revocation. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.



Certificate of Occupancy

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

The described portion of the building has been inspected for compliance with the requirements of this code for the group and division of occupancy and the use for which the proposed occupancy is classified.

BUILDING ADDRESS 3117 N 71ST ST (LOT 14) SFAT

PERMIT # 226034

OCCUPANT TYPE R-3(12)

OCCUPANT LOAD

CONST. TYPE

FIRE SPRINKLERS

BUILDING CODE IRC 2012

OWNER OF BUILDING K Hovnanian

OWNER ADDRESS 20830 N TATUM BLVD STE 250

CITY / STATE / ZIP PHOENIX, AZ 85050

This is an official document produced by the City of Scottsdale, Planning & Development Services Department.
Michael L. Clack, CBO, Bldg. Official affirms code compliance.

DATE APRIL 13, 2017

Fold & post in a conspicuous location within the premises

Certificate of Occupancy

Sec. 110.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Sec. 110.2 Certificate Issued. After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the development services department, the building official shall issue a certificate of occupancy that contains the following:

- 1) The building permit number.
- 2) The address of the structure.
- 3) The name and address of the owner.
- 4) A description of that portion of the structure for which the certificate is issued.
- 5) A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
- 6) The name of the building official.
- 7) The edition of the code under which the permit was issued.
- 8) The use and occupancy, in accordance with the provisions of Chapter 3.
- 9) The type of construction as defined in Chapter 6.
- 10) The design occupant load.
- 11) That an automatic sprinkler system is provided, if required.
- 12) Any special stipulations and conditions of the building permit.

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Certificate of Occupancy

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

The described portion of the building has been inspected for compliance with the requirements of this code for the group and division of occupancy and the use for which the proposed occupancy is classified.

BUILDING ADDRESS 3118 N 71ST ST (LOT 3) TI

PERMIT # 226407

OCCUPANT TYPE R-3(12)

OCCUPANT LOAD

CONST. TYPE

FIRE SPRINKLERS

BUILDING CODE IRC 2012

OWNER OF BUILDING Khovnanian Homes

OWNER ADDRESS 20830 N TATUM BLVD STE 250

CITY / STATE / ZIP PHOENIX, AZ 85050

This is an official document produced by the City of Scottsdale, Planning & Development Services Department.
Michael L. Clack, CBO, Bldg. Official affirms code compliance.

DATE DECEMBER 2, 2016

Fold & post in a conspicuous location within the premises

Certificate of Occupancy

Sec. 110.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

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- 1) The building permit number.
- 2) The address of the structure.
- 3) The name and address of the owner.
- 4) A description of that portion of the structure for which the certificate is issued.
- 5) A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
- 6) The name of the building official.
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- 8) The use and occupancy, in accordance with the provisions of Chapter 3.
- 9) The type of construction as defined in Chapter 6.
- 10) The design occupant load.
- 11) That an automatic sprinkler system is provided, if required.
- 12) Any special stipulations and conditions of the building permit.

Sec. 110.4 Revocation. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.



Certificate of Occupancy

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

The described portion of the building has been inspected for compliance with the requirements of this code for the group and division of occupancy and the use for which the proposed occupancy is classified.

BUILDING ADDRESS 3118 N 71ST ST (LOT 3) SFAT

PERMIT # 225990

OCCUPANT TYPE R-3(12)

OCCUPANT LOAD

CONST. TYPE

FIRE SPRINKLERS

BUILDING CODE IRC 2012

OWNER OF BUILDING K Hovnanian

OWNER ADDRESS 20830 N TATUM BLVD STE 250

CITY / STATE / ZIP PHOENIX, AZ 85050

This is an official document produced by the City of Scottsdale, Planning & Development Services Department.
Michael L. Clack, CBO, Bldg. Official affirms code compliance.

DATE DECEMBER 2, 2016

Fold & post in a conspicuous location within the premises

Certificate of Occupancy

Sec. 110.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Sec. 110.2 Certificate Issued. After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the development services department, the building official shall issue a certificate of occupancy that contains the following:

- 1) The building permit number.
- 2) The address of the structure.
- 3) The name and address of the owner.
- 4) A description of that portion of the structure for which the certificate is issued.
- 5) A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
- 6) The name of the building official.
- 7) The edition of the code under which the permit was issued.
- 8) The use and occupancy, in accordance with the provisions of Chapter 3.
- 9) The type of construction as defined in Chapter 6.
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Sec. 110.4 Revocation. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.



Certificate of Occupancy

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

The described portion of the building has been inspected for compliance with the requirements of this code for the group and division of occupancy and the use for which the proposed occupancy is classified.

BUILDING ADDRESS 3121 N 71ST ST (LOT 15) SFAT

PERMIT # 226036

OCCUPANT TYPE R-3(12)

OCCUPANT LOAD

CONST. TYPE

FIRE SPRINKLERS

BUILDING CODE IRC 2012

OWNER OF BUILDING K Hovnanian

OWNER ADDRESS 20830 N TATUM BLVD STE 250

CITY / STATE / ZIP PHOENIX, AZ 85050

This is an official document produced by the City of Scottsdale, Planning & Development Services Department.
Michael L. Clack, CBO, Bldg. Official affirms code compliance.

DATE MARCH 28, 2017

Fold & post in a conspicuous location within the premises

Certificate of Occupancy

Sec. 110.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

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- 1) The building permit number.
- 2) The address of the structure.
- 3) The name and address of the owner.
- 4) A description of that portion of the structure for which the certificate is issued.
- 5) A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
- 6) The name of the building official.
- 7) The edition of the code under which the permit was issued.
- 8) The use and occupancy, in accordance with the provisions of Chapter 3.
- 9) The type of construction as defined in Chapter 6.
- 10) The design occupant load.
- 11) That an automatic sprinkler system is provided, if required.
- 12) Any special stipulations and conditions of the building permit.

Sec. 110.4 Revocation. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.



Certificate of Occupancy

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

The described portion of the building has been inspected for compliance with the requirements of this code for the group and division of occupancy and the use for which the proposed occupancy is classified.

BUILDING ADDRESS 3122 N 71ST ST (LOT 2) SFAT

PERMIT # 225989

OCCUPANT TYPE R-3(12)

OCCUPANT LOAD

CONST. TYPE

FIRE SPRINKLERS

BUILDING CODE IRC 2012

OWNER OF BUILDING K Hovnanian

OWNER ADDRESS 20830 N TATUM BLVD STE 250

CITY / STATE / ZIP PHOENIX, AZ 85050

This is an official document produced by the City of Scottsdale, Planning & Development Services Department.
Michael L. Clack, CBO, Bldg. Official affirms code compliance.

DATE DECEMBER 2, 2016

Fold & post in a conspicuous location within the premises

Certificate of Occupancy

Sec. 110.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Sec. 110.2 Certificate Issued. After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the development services department, the building official shall issue a certificate of occupancy that contains the following:

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- 2) The address of the structure.
- 3) The name and address of the owner.
- 4) A description of that portion of the structure for which the certificate is issued.
- 5) A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
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- 7) The edition of the code under which the permit was issued.
- 8) The use and occupancy, in accordance with the provisions of Chapter 3.
- 9) The type of construction as defined in Chapter 6.
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Certificate of Occupancy

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

The described portion of the building has been inspected for compliance with the requirements of this code for the group and division of occupancy and the use for which the proposed occupancy is classified.

BUILDING ADDRESS 3123 N 71ST ST (LOT 16) SFAT

PERMIT # 226038

OCCUPANT TYPE R-3(12)

OCCUPANT LOAD

CONST. TYPE

FIRE SPRINKLERS

BUILDING CODE IRC 2012

OWNER OF BUILDING K Hovnanian

OWNER ADDRESS 20830 N TATUM BLVD STE 250

CITY / STATE / ZIP PHOENIX, AZ 85050

This is an official document produced by the City of Scottsdale, Planning & Development Services Department.
Michael L. Clack, CBO, Bldg. Official affirms code compliance.

DATE MARCH 27, 2017

Fold & post in a conspicuous location within the premises

Certificate of Occupancy

Sec. 110.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

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- 4) A description of that portion of the structure for which the certificate is issued.
- 5) A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
- 6) The name of the building official.
- 7) The edition of the code under which the permit was issued.
- 8) The use and occupancy, in accordance with the provisions of Chapter 3.
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Certificate of Occupancy

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

The described portion of the building has been inspected for compliance with the requirements of this code for the group and division of occupancy and the use for which the proposed occupancy is classified.

BUILDING ADDRESS 3124 N 71ST ST (LOT 1) SFAT

PERMIT # 225988

OCCUPANT TYPE R-3(12)

OCCUPANT LOAD

CONST. TYPE

FIRE SPRINKLERS

BUILDING CODE IRC 2012

OWNER OF BUILDING K Hovnanian

OWNER ADDRESS 20830 N TATUM BLVD STE 250

CITY / STATE / ZIP PHOENIX, AZ 85050

This is an official document produced by the City of Scottsdale, Planning & Development Services Department.
Michael L. Clack, CBO, Bldg. Official affirms code compliance.

DATE DECEMBER 2, 2016

Fold & post in a conspicuous location within the premises

Certificate of Occupancy

Sec. 110.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

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- 3) The name and address of the owner.
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- 6) The name of the building official.
- 7) The edition of the code under which the permit was issued.
- 8) The use and occupancy, in accordance with the provisions of Chapter 3.
- 9) The type of construction as defined in Chapter 6.
- 10) The design occupant load.
- 11) That an automatic sprinkler system is provided, if required.
- 12) Any special stipulations and conditions of the building permit.

Sec. 110.4 Revocation. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.



Certificate of Occupancy

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

The described portion of the building has been inspected for compliance with the requirements of this code for the group and division of occupancy and the use for which the proposed occupancy is classified.

BUILDING ADDRESS 3125 N 71ST ST (LOT 17) SFAT

PERMIT # 226039

OCCUPANT TYPE R-3(12)

OCCUPANT LOAD

CONST. TYPE

FIRE SPRINKLERS

BUILDING CODE IRC 2012

OWNER OF BUILDING K Hovnanian

OWNER ADDRESS 20830 N TATUM BLVD STE 250

CITY / STATE / ZIP PHOENIX, AZ 85050

This is an official document produced by the City of Scottsdale, Planning & Development Services Department.
Michael L. Clack, CBO, Bldg. Official affirms code compliance.

DATE MARCH 28, 2017

Fold & post in a conspicuous location within the premises

Certificate of Occupancy

Sec. 110.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Sec. 110.2 Certificate Issued. After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the development services department, the building official shall issue a certificate of occupancy that contains the following:

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- 3) The name and address of the owner.
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- 6) The name of the building official.
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Certificate of Occupancy

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

The described portion of the building has been inspected for compliance with the requirements of this code for the group and division of occupancy and the use for which the proposed occupancy is classified.

BUILDING ADDRESS 3127 N 71ST ST (LOT 18) SFAT

PERMIT # 226040

OCCUPANT TYPE R-3(12)

OCCUPANT LOAD

CONST. TYPE

FIRE SPRINKLERS

BUILDING CODE IRC 2012

OWNER OF BUILDING K Hovnanian

OWNER ADDRESS 20830 N TATUM BLVD STE 250

CITY / STATE / ZIP PHOENIX, AZ 85050

This is an official document produced by the City of Scottsdale, Planning & Development Services Department.
Michael L. Clack, CBO, Bldg. Official affirms code compliance.

DATE APRIL 12, 2017

Fold & post in a conspicuous location within the premises

Certificate of Occupancy

Sec. 110.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

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EXHIBIT 3

Imagery Date: 10/4/2016



3126 N 71st St

Google Earth

Imagery Date: 10/4/2016 33°28'59.74" N 111°55'42.20" W elev 1246 ft eye alt 1625 ft

Imagery Date: 3/26/2017



3126 N 71st St

Google Earth

Imagery Date: 3/26/2017 33°29'01.12" N 111°55'41.33" W elev 1246 ft eye alt 1625 ft

EXHIBIT 4

New Land Title Agency, LLC

WHEN RECORDED, MAIL TO:
K. Hovnanian Homes
20830 N. Tatum Blvd., Suite 250
Phoenix, Arizona 85050
Attn: David A. Durfee

AX1312QCDHOA-2-1-1--
Hoyp

Courtesy Recording
No Title Liability

QUIT-CLAIM DEED

FOR THE CONSIDERATION of Ten Dollars (\$10.00) and other valuable considerations, K. HOVNANIAN AT GALLERY, LLC, an Arizona limited liability company ("Grantor"), hereby quit-claims to GALLERY COMMUNITY ASSOCIATION, an Arizona nonprofit corporation ("Grantee"), all right, title and interest in the following real property (the "Property") situated in Maricopa County, Arizona:

See Exhibit "A" attached hereto and incorporated herein by reference.

EXEMPT FROM AFFIDAVIT REQUIREMENT PURSUANT TO A.R.S. § 11-1134(B)(7).

DATED this 6 day of October, 2016.

K. HOVNANIAN AT GALLERY, LLC,
an Arizona limited liability company

By: [Signature]
Name: Chad Fuller
Its: Authorized Officer

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 6 day of October, 2016, by K. HOVNANIAN AT GALLERY, LLC, an Arizona limited liability company, by Chad Fuller, its Authorized Officer.

[Signature]
Notary Public

My Commission Expires:
May 10, 2019



EXHIBIT
16

EXHIBIT "A"

Legal Description

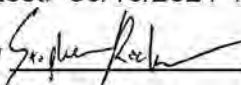
Tracts A through F of the Final Plat of The Gallery, according to Book 1280 of Maps, page 21, Records of Maricopa County, Arizona

<http://recorder.maricopa.gov/recdocdata/verifycert.aspx?id=249895> [20160736922] 3 Pages

20160736922
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER



The foregoing instrument is an
electronically prepared
full, true and correct copy
of the original record in this
office.
Attest: 03/15/2021 10:31:05 AM

By  Recorder

To Verify this purchase visit
<http://recorder.maricopa.gov/recdocdata/verifycert.aspx?id=249895>