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NEWS

SPORTS BUSINESS

Meet ASU's Mullett Arena

Hockey, multipurpose facility to be named after major donors

BY BRANDON BROWN bbrown@bizjournals.com

The home of Arizona State University's men's hockey team – and the temporary home of the NHL's Arizona Coyote's – will be known as Mullett Arena.

Don and Barbara Mullett are major boasters to Sun Devil Hockey and has donated "significant" funds to the men's hockey program. Don Mullett is the chairman of the Bradley Corp., a Wisconsin-based manufacturing company.

Don Mullett's connection to hockey at ASU goes back to when

his son Chris played on ASU's club team. Mullett played an administrative and leadership role for the team and when ASU wanted to make its hockey team a Division 1 program, Mullett donated funds to make that possible. This latest donation for the arena is coming from the newly formed Barbara H. Mullett Family Foundation.

The Mullett family has a history of donating funds to grow the game of hockey. In 1998 the family built the Mullett Ice Center in Heartland, Wisconsin. Mullett said used some of his knowledge and experience with that facility to help ASU come up with plans for its facility.

"I know about rinks, I know how they work and I know how much money they make," Mullett said. "This should far exceed the revenue of the rink I built in Wisconsin."

Mullett Arena is located on ASU's

Arizona State University named its new hockey arena after donors Don and Barbara Mullett



BRANDON BROWN | PBJ

Tempe campus just off Rio Salado Parkway and is part of the school's Novus Innovation Corridor.

Construction is wrapping up on \$115 million arena that will also be home to ASU's wrestling and gymnastics teams. The first ASU event to be held in the arena will be a men's hockey game on Oct. 14 and at the end of the month the Arizona Coyotes will play their first home game in the arena.

The Coyotes are trying to build a new arena in Tempe and after they were kicked out of their former home in Glendale, the team

and ASU came to an agreement allowing the Coyotes to play at the 5,000-seat ASU arena for the next three or four years. As part of that agreement, the Coyotes had to build an annex next to the arena that will have NHL-caliber locker rooms and medical facilities. That construction is set to wrap up in December.

Besides sports, the arena the goal is to book concerts and other musical and cultural events in the arena. ASU has brought on the Oak View Group to manage the arena, handle sponsorships and book other events in Mullett Arena.





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PHOENIX BUSINESS JOURNAL

NEWS

TECHNOLOGY

Intel to split revenue from new Valley fabs

Deal with Brookfield Asset Management valued at \$30 million

BY CROMWELL SCHUBARTH cschubarth@bizjournals.com

Intel Corp. entered into what it is being called a "first of its kind" partnership to help fund its ambitious factory expansion plans.

The Santa Clara, California, semiconductor giant has entered a \$30 billion partnership with Brookfield Asset Management Inc. in which Intel will retain control over its two new fabs being built in Chandler but split the revenue that comes from it.

The deal builds on momentum from the recently passed Chips Act, Intel CFO David Zinsner said in a news release about the deal. He said that even with the help that will provide, the company needs to find new ways to finance its building plans.

"Our agreement with Brookfield is a first for our industry, and we expect it will allow us to increase flexibility while maintaining capacity on our balance sheet to create a more distributed and resilient supply chain," Zinsner said.

Scott Peak, a managing partner in Brookfield's infrastructure group, told the Wall Street Journal that partnerships like this are common in the energy and telecommunications industries. His firm has over \$750 billion in assets under management.

"By combining Brookfield's access to large-scale capital with Intel's industry leadership, we are furthering the advancement of

Intel's newest factory, Fab 42, became fully operational in 2020 on the company's Ocotillo campus in Chandler, Arizona. In March 2021, Intel announced a \$20 billion investment to build out two new factories (or "fabs") on the Ocotillo campus.



INTEL CORP.

leading semiconductor production capabilities," Brookfield CEO Sam Pollock said.

When Intel announced plans for its new Arizona factories last year, it said they would cost \$20 billion to build. But the company on Aug. 23 said that was an early estimate and the inflation was also having an impact.

The company is also planning to spend up to \$100 billion each on new facilities it plans in Ohio and Germany. Intel said it hopes to replicate the co-investment model in Arizona with other partners for its other buildouts.

Intel said that the Brookfield deal is expected to provide a \$15 billion cumulative benefit to its adjusted free cash flow and is add to its earnings per share during the construction and ramp phase.

Despite the expected benefits from the CHIPS Act, warnings that a semiconductor shortage is about to turn into a glut have pushed Intel's stock down to five-year lows.

Intel employs about 12,000 in Arizona, and the new additions to the Chandler campus are expected to add another 3,000 employees.



Join Pinal County and the Phoenix Business Journal September 28 at Wild Horse Pass from 3pm - 6pm for a panel discussion on economic development in this region.

You'll hear from panelists representing various industries on why they chose Pinal County to do business.

Arizona Commerce Authority President and CEO, Sandra Watson, will moderate the panel discussion which will focused on several of the significant projects that make up the nearly \$7B in capital investment and 12,000 jobs announced in recent years throughout Pinal County.

Panelists:

Ziad Haddad, GM & Business Director, Electronic Chemicals & HF North America, Solvay

Britton M. Worthen, Chief Legal Officer, Nikola Corporation More panelists to be announced soon!



NEWS

COMMERCIAL REAL ESTATE

Valley church sales see record decline

Transactions peaked in 2019 but buyer demand continues

BY AUDREY JENSEN ajensen@bizjournals.com

The church real estate market has significantly slowed down in recent months as the Valley and Arizona recover from the Covid-19 pandemic.

While buyer demand for houses of worship has continued, a record-low number of churches in the Valley have been listed for sale in 2022 compared to previous years, real estate experts say.

Church membership was already declining over the past several decades, but the Covid-19 pandemic made it even harder for churches to survive because of a significant drop-off in participation, membership and donations in recent years.

"Lower revenue for many, but not all churches, should result in more churches looking to sell and pull out their equity, as well as redefine and/ or reinvest in their ministries or create new ones," said Thomas Smith, a senior vice president with NAI Horizon's church realty solutions team. "But many facing declining attendance and revenue seem to be holding on to their existing facilities and locations praying and hoping that things will return as they were pre-Covid."

In the years leading up to the pandemic, a significant number of religious buildings were selling across the Valley in 2019, when many churches were growing and moving into new buildings. Research conducted by NAI Horizon shows the Valley saw nearly 40 known church building sales in 2019 compared to about five this year.

Earle Shroyer, an Arizona church marketing specialist of 40 years, said he only knows of about three



NAI HORIZON

churches in the Phoenix area that are currently listed for sale. He said this is the lowest number of churches listed for sale in Arizona that he's seen since he started in the market.

"It's been very difficult for a lot of these churches; they've been hanging on. If they're part of a mother church, some of the national organizations are helping them to survive, to cover their expenses," Shroyer said, adding that the largest number of churches he's had for sale at one time reached 23 listings. "Last year, I just ran out of churches to sell."

Coming up with strategies

During the pandemic, a lot of churches pivoted to online services, which has also helped some survive, but many are still struggling financially. Experts say churches should not wait until the last second to sell their buildings and instead come up

Sales of religious buildings have significantly dropped off in 2022 compared to the previous year in the Phoenix metro.

with a strategy to increase membership and take advantage of their existing real estate.

Smith said religious organizations can sell their buildings and lease it back or sell and downsize their space. If churches sell their buildings, Smith said this could help their revenue and create more opportunity to feach more potential members or rebrand their messaging.

The buyer market for church buildings has also become more diversified than in previous years, Smith said. Certain properties with a lot of land that are conveniently located sometimes sell to developers looking to turn the facility into new housing, storage or other commercial uses.

It has also become more common for younger, growing churches to occupy vacant retail space, which has remained steady despite the pandemic, according to Avison Young.

"It's been pretty steady for the last couple of years, the inquiries we get," said Matt Milinovich, a principal at Avison Young in Phoenix. "Once they really dive into it and look where retail rates are at and how retail rates are growing across our market, I think it gets more challenging for churches to rent retail space. When they do, they're usually in B and C quality centers because the rates align, the parking is available."

Smith said many existing and new churches prefer to lease and are often housed in flex industrial, retail or schools, "so there has been positive increases in additional churches and/or religious entities being born, which of course is a good sign and may well lead to future purchases from these new entities."





AUDREY JENSEN

Covers West Valley commercial real estate and the economy



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RETAILING

RESTAURANTS LEASE AT NEW SHOPPING CENTER

Two new sit-down restaurants have been unveiled for the planned 700,000-square-foot shopping, entertainment and dining center in Surprise, Village at Prasada, which is nearly 100% leased.

The two new restaurants, Lou Malnati's Pizzeria and Cold Beers & Cheeseburgers, will be located within the development's restaurant row, Street Fare at Alexandria.

The new eateries will add to a growing list of restaurants and tenants at the new \$500 million shopping center, which the developer of the project, Scottsdale-based SimonCRE, says is the largest to be developed on the West Coast in a decade. Other restaurants moving in include Barrio Queen, Firebirds Wood Fired Grill, Cooper's Hawk Winery & Restaurant and O.H.S.O brewerv.

The major power center also sits next to the new Costco store, a planned hybrid health care facility and other retail options such as Black Rock Coffee Bar adjacent to the Loop 303 and Waddell Road.

Village at Prasada will also house major retailers including Sprouts Farmers Market, Hobby Lobby, TJ Maxx, Marshalls, PetSmart, Burlington Coat Factory, and Ulta. It will also feature a restaurant row and a FatCats Entertainment facility next to a planned multifamily project with more than 500 units.

DEAL OF THE WEEK

Pinal County goes all in

Government body buys 1,400 acres to allow for Lucid expansion

Lucid Group Inc. (Nasdaq: LCID) recently finalized development and lease agreements with Pinal County and the city of Casa Grande for an additional 1,400 acres, county records show.

The new agreements will bring the Lucid site to about 2,000 acres overall, or about the size of an OEM auto manufacturing campus for Lucid and potential suppliers, the county said. Through its expansion, the county said Lucid could hire more than 6,000 people at full buildout.

For the lease agreement, Pinal County purchased at least 1,400 acres of land from 14 property owners for approximately \$113.5 million, according to Scottsdale-based Land Advisors Organization. Kirk McCarville and Trey Davis of Land Advisors facilitated the land assemblage and sale.

It's unclear what the total land sale price was based on county documents. The county said it used \$115.65 million of a recently approved bond to buy the site and for some additional costs such as bond insurance premiums.

Pinal County and Casa Grande approved the development, lease and purchase agreements in pub-



LUCID MOTORS

The exterior of Lucid Motors' new plant in Casa Grande.

lic hearings in July. Lucid, which signed the agreements in early August, will pay an annual rent of \$7.1 million for four years with an option to buy the property. The county also approved a \$126 million bond, most of which was used to purchase the site for Lucid's lease.

Casa Grande has said that Lucid launched a campaign a few months prior to establish a new vision for its campus in the city. Recent reports show that Lucid plans to start construction on the third phase of its AMP-1 production plant next year, with the project extending into 2024 and possibly 2025.

The third phase of the expansion will include new buildings and the expansion of existing facilities, Teslarati reported in August. The city is also investing nearly \$7 million to expand and improve roadways near the site.

Recently, Lucid cut in half its already reduced targets for production of its luxury electric vehicles due to supply chain and quality control issues.

Instead of making and delivering between 12,000 and 14,000 EVs this year, the Newark, California-based company said it will now only be able to deliver between 6,000 and 7,000 at its factory in Casa Grande, south of Phoenix. It originally targeted delivering 20,000 this year but had to cut its targets in March.



Merit Partners, First Industrial Realty Trust and Diamond Realty Investments are building a threebuilding facility on about 113 acres in the West Valley.

DEAL LOG

MASSIVE INDUSTRIAL PROJECT BREAKS GROUND

What: The first phase of C|303, a new 1.75 million-square-foot industrial facility with three buildings, recently broke around.

Where: Across 113 acres at the northwest corner of Loop 303 and Camelback Road in Glendale

Who: Phoenix-based Merit Partners, First Industrial Realty Trust and Diamond Realty Investments

► THEY SAID IT

"Phoenix's future is really bright just because of the population growth, the availability of warehouse space. They're somewhat close to the Texas markets and that's a really strong growth market as well. We're seeing a lot more interest in near-shoring and the Mexican

markets, and Phoenix is well positioned to handle a lot of the traffic as well."

RICH LACHOWSKY, a research director for Newmark, said of the Phoenix industrial market, which is one of five in the U.S. that has more than 30 million square feet under development.



SPONSORED CONTENT-

New ASU engineering school designed to meet consumer demand for advanced manufacturing systems

By Sona Srinarayana, Arizona State University

Manufacturing is ubiquitous in modern life. Our computers, our cars and many of the products we use daily are created using advanced manufacturing systems. Io meet the needs of an increasingly high-tech landscape, existing manufacturing systems must evolve and engineering students must prepare for a technologically-enhanced future of work.

This is why the Ira A. Fulton Schools of Engineering at Arizona State University has launched the School of Manufacturing Systems and Networks, which opened its doors last fall and is now blossoming into a critical part of the seven Fulton schools

The School of Manufacturing Systems and Networks integrates academic programs, faculty expertise and innovative research to address current and future challenges, improve sustainability and generate economic opportunities that will revitalize manufacturing in Arizona and beyond. The school will play a significant role in supplying the skilled talent needed to support U.S. efforts to reestablish its leadership in advanced manufacturing.

As one of the country's largest and most comprehensive engineering schools, the Fulton Schools of Engineering is well positioned to lead industry-relevant research and technology innovation in the processes and systems that will drive the future of manufacturing.

"ASU's record of innovation and leadership in engineering education puts us at the center of a national effort to accelerate advanced manufacturing and, in turn, to substantially improve competitiveness and innovation



for a myriad of critical industries. This includes semiconductors and microelectronics, two areas that are vital to national security," says Kyle Squires, ASU vice provost for engineering, computing and technology and dean of the Fulton Schools of Engineering.

Preparing students for factories of the future

"If you look across the country, there are more than 2 million manufacturing jobs that could go unfilled, and this particular school is trying to fill that workforce gap," says Binil Starly, the inaugural director of the School of Manufacturing Systems and Networks.

Starly joins ASU after nine years as a North Carolina State University professor. There, he led the Data Intensive Manufacturing Environment Lab, or DIME, where he merged digital and physical technologies to advance discrete and continuous manufacturing processes.

Associate professor Dhruv Bhate has a heightened awareness of the looming manufacturing job deficit based on his prior engineering industry roles at Intel Corp. and PADT Inc.

"As we look forward and imagine the future of manufacturing, we have the opportunity to shape it in a more responsible way to advance humankind like never before," says Bhate, a faculty member in the School of Manufacturing Systems and Networks.

Students in the school will develop their skills in modeling, automation, sensing, advanced manufacturing processes, robotics, human-machine teaming, machine learning, data optimization and digital twin systems, among other areas.

The School of Manufacturing Systems and Networks is located on ASU's Polytechnic campus in Mesa, which is already home to programs in robotics and autonomous systems, information technology, human systems engineering and software engineering — an area Starly says will equip students with the information systems knowledge required to

advance artificial intelligence on the factory floor.

Thomas Sugar, a professor and the associate dean of Barrett, the Honors College at the Polytechnic campus, is looking forward to working with faculty members in the new school.

"ASU is investing in professors that are experts in Industry 4.0," he said. "This is crucial when building an advanced manufacturing ecosystem in Arizona where the Fulton Schools of Engineering will become the largest technical producer of talent in the U.S."



The presence of new and existing Valley manufacturers investing in next-level technologies is already spurring opportunities for ASU and the Arizona workforce

TSMC, the world's largest semiconductor manufacturer, is investing \$12 billion

in a new chip-making plant in north Phoenix, while Intel and NXP Semiconductors are expanding their presence in the Valley.

Additionally, a growing electric vehicle industry, including Lucid Motors, Atlis Motor Vehicles, ElectraMeccanica and Nikola Motor, is adding to the prospective career options for students.

Seasoned collaborations with some of Arizona's top manufacturing employers, such as Rockwell Automation, PADT Inc., Honeywell Aerospace, Pilgrim Aerospace Fasteners, Siemens, Raytheon Missiles and Defense, TPI Composites and Lallemand Baking will help foster the new school's industry-forward mindset.

"We are trying to put the most advanced manufacturing technology in the hands of ASU students as soon as possible," says Michael Cook, director of global academic enablement at Rockwell Automation, a company that provides industrial automation solutions to countries around the world. "In many institutions, there is a lag between when (students) adopt technologies and when they get integrated into the curriculum. The goal is to integrate the most current technologies so that program participants will graduate with the skills needed to meet the demands of the workplace."

The School of Manufacturing Systems and Networks is poised to take on the challenge. Says Starly, "I'm looking forward to taking this school that's in its initial stages and laying the groundwork so it has the foundation to grow at scale over the course of the next five to 10 years."



Learn more at https://msn.engineering.asu.edu



Arizona State University serves almost 80,000 students across the Phoenix Metropolitan area and is ranked by U.S. News & World Report as the country's most innovative school. Since 2002, the university's mission has been to create a new model for higher education in the United States that meets the challenges of the 21st century.



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PRIVATE EQUITY

INVESTORS SHIFT STAKES IN CARVANA

A trio of big institutional shareholders have recently shifted their stakes in Tempe-based Carvana, according to filings with the Securities and Exchange Commission.

Two private equity firms — 3G Capital and Tiger Global Management — have dropped their positions in Carvana (NYSE: CVNA), while the Bill and Melinda Gates Foundation acquired a new stake.

Tiger Global reported holding 8.5 million Carvana shares (worth more than \$1 billion) at the end of March, but last week its latest quarterly filing showed just 112,000 Carvana shares (worth about \$2.5 million) on June 30.

Similarly, 3G Capital held 515,000 Carvana shares back in March, worth some \$61 million, but the firm did not report holding any shares in its August 15 quarterly report.

The Bill and Melinda Gates Foundation trust, which manages the charity's endowment, opened a new position in Carvana according to a quarterly report filed earlier this month. The foundation reported holding 520,000 shares in the company, worth about \$11 million, on June 30.

The Gates Foundation also opened a new position in Vroom, a smaller competitor to Carvana, during the last quarter. The foundation held 2.5 million Vroom shares at the end of June, worth about \$3 million. Vroom has dual headquarters in New York City and Houston.

VENTURE CAPITAL

'Dynamics have shifted'

Inflation, recession talk coolinvestor market

Startups looking for venture capital funding are having a harder time finding it this year, but Valley investors say there are still opportunities for founders to land an investment in the rebalanced market.

Creeping inflation and fears of a recession have caused some VCs to pull back from the record investing during the Covid-19 pandemic, but the market is still active, the power has just been redistributed.

"The dynamics have shifted from a founder dominant market over the last couple of years, to a more investor dominant market," Leib Bolel, a partner at Scottsdale-based Grayhawk Capital, said in an interview. "Most founders have come to terms that valuations have decreased quite a bit."

2021 was by far the best year for startup funding across the U.S., with more than \$340 billion invested in hundreds of companies, up from \$167 billion in 2020, according to Pitchbook. Arizona startups too saw record investment last year, collectively securing more than \$1.89 billion in 2021.

This year investment in startups has slowed, but the money is still



JACOB TYLER DUNN

flowing. Arizona startups hauled in \$463.08 million across 39 deals during the second quarter, up from \$201.49 million a year earlier and \$227.69 million in Q1.

Grayhawk Capital closed its third fund at \$76 million last year and has been deploying that capital all year, most recently leading an \$8 million seed investment in Utah-based Bacon. Bolel said 2022 will likely be their busiest year in recent years.

The Grayhawk Capital team, from left to right: Brian N. Burns, Sherman Chu, Leib Bolel and Brian S. Smith

Bolel said some local companies have put capital raising plans on hold for the next year or so, in hopes of avoiding a round of funding at a lower valuation, commonly called a down round.

"[Founders] are doing one of two things: They're either taking convertible notes, they're doing SAFE notes or they're just putting their head in the ground and growing and waiting for the cycle to have an uptick," Bolel said.

WHO'S RAISING?

SYNSABER

Amount: \$13 million

Round: Series A

CEO: Jori VanAntwerp

Headquarters: SynSaber is a remote-first company but its CEO is based in Chandler

Investors: Florida-based SYN Ventures (unrelated to the company) led the round with additional participation from Rally Ventures and Cyber Mentor Fund, all of which invested in the company's seed round in July 2021.

Details: SynSaber is an industrial cybersecurity startup for operational technology as opposed to information technology or IT. The funding will be used to expand its team and add new customers.



Jori VanAntwerp and Ron Fabela are the co-founders of SynSaber.

► PUBLIC COMPANIES

ACTIVIST INVESTOR UPS STAKES IN 2 VALLEY BUSINESSES

Starboard Value, an activist investor, has increased its holdings in both GoDaddy and NortonLifeLock, according to the firm's most recent quarterly report.

Tempe's GoDaddy Inc. (NYSE: GDDY) is now the New York investment firm's most valuable holding, and the biggest portion of its portfolio, valued at more than \$582 million as of June 30. Starboard originally bought a 6.5% stake in GoDaddy back in December and it held 6.8% of the company's outstanding shares in

Starboard's shares of NortonLifeLock Inc. (Nasdag: NLOK) were valued at more than \$421 million at the end of June, making it the firm's fifth most valuable holding at the time.



- SPONSORED CONTENT —

'The next economic frontier': How Arizona is poised to lead deep-space innovation

Arizona Commerce Authority

On any given Saturday in the fall, students pack into Arizona Stadium, home to the University of Arizona (UArizona) football team. They come for touchdowns, tailgating and (hopefully) a Wildcats victory. Few may guess, however, that below the east stands lies the technological building blocks of deep-space exploration.

At the Richard F. Caris Mirror Laboratory, scientists, engineers and technicians are developing enormous 27-foot mirrors, larger than most aboveground swimming pools. The mirrors will power the Giant Magellan Telescope, expected to be the largest and most advanced Earth-based telescope in the world, when completed.

The mirror lab at UArizona represents just one out-of-this-world feature of Arizona's vivid space ecosystem. Bolstered by world-renowned university expertise, a robust aerospace and defense industry, promising startups and unique natural advantages, Arizona is fully poised to capitalize on a rapidly expanding space economy.

Limitless horizons

Space spending globally is growing at its fastest annual rate in nearly a decade, according to the Space Foundation, hitting a record \$469 billion in 2021. Morgan Stanley estimates that by 2040, the global space industry could surge to over \$1

Arizona features all the pieces needed to compete for new space investments, according to a 2018 Deloitte assessment. The firm compared Arizona with 13 other states with ties to the space industry across six focus areas including manufacturing, launch services area, validation and component testing, space situational awareness and mining. Only Arizona boasts a presence in every category.

Arizona's attractiveness for space investments is amplified by the impressive base of industry leaders with operations in the state, including Lockheed Martin, Boeing, Honeywell Aerospace, Virgin Galactic, World View Enterprises and General Dynamics Mission Systems. Raytheon Missile and Defense, which advances technologies such as hypersonics, microelectronics and sensors. is headquartered in Tucson. Northrop

Grumman Space Systems, one of NASA's top contractors, has facilities in Chandler, Gilbert and Mesa.

"We're proud Arizona is home to one of Starliner's landing locations." Arizona has all the ingredients to drive the future of space travel," said Mark Gaspers, senior manager of government operations at Boeing and chair of the Workforce Arizona Council. "With research and university preeminence, technology clusters in areas like optics and sensors, and a large engineering workforce to grow from, Arizona has the key components for the industry's future."

Expertise in abundance

The University of Arizona, which ranks fifth for NASA-funded activity, has long been at the forefront of space exploration dating to the founding of the Lunar and Planetary Laboratory and the first Ranger missions to the moon in the 1960s. In recent years, the university was instrumental in creating the Near Infrared Camera, one of four scientific instruments onboard the James Webb Space Telescope.

In May 2011, NASA selected LPL to lead the OSIRIS-REx sample return mission to the near-Earth asteroid Bennu. OSIRIS-REx launched in 2016 and will return with any samples collected in 2023.

At Arizona State University, scientists and researchers have been leading contributors for Mars missions since the NASA Viking missions in the

1970s. The university boasts 40 instrument facilities and laboratories and is participating in more than 25 active space missions.

"Space is the next economic frontier," said Jim Bell, a professor and director of the Space Science and Technology (NewSpace) Initiative at Arizona State University, who is heavily involved in NASA missions like those of the Mars rovers Spirit, Opportunity and Curiosity. "Advancements in areas like rocketry, satellites and space tourism are pushing the bounds of what was previously thought possible. That family weekend trip to the moon? It may be closer than we think."

Talented startups

Top talent and unparalleled university expertise have helped fuel new space startups.

In Flagstaff, engineering research and development company Katalyst Space Technologies recently opened its headquarters. The company is focused on modular spacecraft designs and mission architectures intended

to interact with on-orbit service. Katalyst was founded by a pair of Embry-Riddle graduates with a vision for a more accessible and sustainable future in space.

"We're aiming to double our staff every year for the next few years.' said Katalyst founder Ghonhee Lee. "The built-in network of support in northern Arizona, from Moonshot to Northern Arizona University and its community of entrepreneurs, has been the perfect fit for us."

Paragon Space Development, a Tucson-based company and global leader in life support and thermal control technologies, was recently awarded a long-term NASA contract to develop the next generation of space suits. Paragon will participate on a multinetwork team that could generate \$3.5 billion in funding over the life of the program. The next-gen suits will be used for missions to the moon and the International Space Station.



Arizona is fast becoming a hotbed for space tourism, one of the space industry's fastest-growing sectors. Grand View Research, a market research company, expects space

tourism to be a multibillion dollar market by 2030.

In July, Virgin Galactic announced plans to open a new manufacturing facility in Mesa. The facility will serve as the final assembly point for the space travel company's Delta class spaceships, creating 400 highly skilled aerospace engineering and manufacturing jobs.

Other notable space tourism activity in the state includes companies like Blue Origin, which is partnering with Arizona State University to lead the University Advisory Council for Orbital Reef, a commercial-use space station. The \$130 million, NASA-funded effort would house researchers, tourists and commercial customers on the space station.

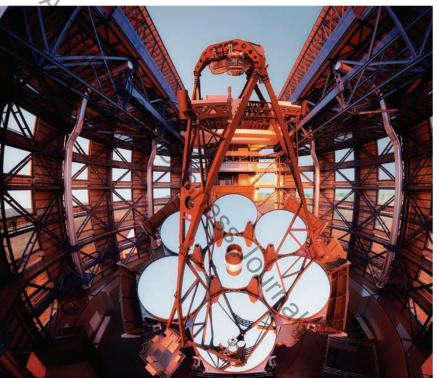
Additionally, Tucson's World View will transport stratospheric ballooning tourists to the edge of space to view the curvature of the Earth and see the layers of the upper atmosphere.

Renewed interest in deep-space travel means further opportunities in the public and private sectors.

With a vibrant industrial ecosystem and some of the world's foremost space experts, Arizona promises to continue to lead space innovation.

Learn more about Arizona's aerospace industries at azcommerce.com/ industries/aerospace-defense





Interior rendering of the Giant Magellan Telescope showing seven of the world's largest mirrors made at the University of Arizona's Richard F. Caris Mirror Laboratory.

Image credit Giant Magellan Telescope – GMTO Corporation



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DEVELOPMENT

MODUS BUYS CASA GRANDE LAND FOR MORE **BTR UNITS**

Phoenix-based Modus Cos. - known for building communities that focus on saving energy to curb greenhouse gas emissions — just closed on 39 acres in Casa Grande, with plans to build 470 buildto-rent homes.

With major employers such as Nikola, Lucid and Kohler bringing more than 6,400 jobs to the area — and many more moving to the region for other jobs — founder Ed Gorman figured there's going to be a need for more housing.

Purchased from Walton Cos. for \$2.9 million, the acreage is at I-10 and Florence Boulevard, next to the 1 million-square-foot Promenade Shopping Center.

The project will be built in two phases, featuring resort-like amenities in the community, including clubhouse, fitness center, pool, hot tub. pickleball courts, and a dog park.

While build-to-rent communities are known for detached single-family homes with their own backyards, these backyards will be even bigger than the typical BTR backyard, Gorman said. They will be at least 15 feet deep.

Plans call for breaking ground by the end of the year, which is when he plans to break ground on 270 apartment units during the first quarter and 200 BTR units during the second or third quarter at I-10 and Watson Road in Buckeye.

ON THE MOVE

BACK IN THE GAME

Longtime developer Garth Wieger starts homebuilding firm

Longtime Arizona real estate developer Garth Wieger is getting back into the homebuilding business, with plans to focus strictly on rental units.

He has joined with cabinet maker Ron Simon to start RSI Homes LLC.

"Our plans are to build first in Arizona, then Texas and Georgia and probably California as well, said Wieger, who will serve as president and CEO of RSI Homes.

"We anticipate being a significant builder in each of the markets," he said. "Our goal is to provide housing for the policemen, firemen, teachers – the hardworking people that serve our community."

Plans call for building three types of rental units: single-family homes, build-to-rent detached homes within a community, and four-plex and eight-plex residences that look like single-family homes.

His goal is to introduce the first product in 2023.

"We hope to open six projects within the next 12 months in areas where jobs are being created at the highest rates – in the northwest, southeast and west, along the I-10 corridor."

As the founder of Scottsdale-based Montage Acquisitions,



JILL MCNAMARA

Longtime land developer Garth Wieger has formed RSI Homes LLC.

Wieger has been developing land for investors for the past seven

While Montage Acquisitions has about 3,000 acres of land throughout the Valley, he's been busy entitling and engineering parcels and selling parcels to homebuilders and developers.

Wieger said he has hundreds of acres in escrow across the Valley to sell to homebuilders but none of those parcels are for RSI Homes.

It's possible Montage may sell some of its land to RSI in the future,

Before getting involved in land development, Wieger had served in top positions at several homebuild ers – including Continental Homes, Shea Homes and UDC Homes before co-founding Journey Homes and Fortis Real Estate Investments in 2000.

RSI Homes will be backed financially by Simon's Newport Beach, California-based RSI Equitv Partners.

Simon and RSI Equity Partners CEO Alex Calabrese and CFO David Lowrie will have seats on the RSI Homes board and will be actively involved in the new company, Wieger said.

For now, RSI Homes is based in Phoenix, but could move its corporate headquarters to Newport Beach, Wieger said.

► NAME TO KNOW

Atlanta-based Cortland hired Ashley Nye to serve in the new role of director of development for Arizona. She will lead the multifamily developer's push to build apartments in Phoenix and Tucson.

Nye left her role as development manager for Trammell Crow Co., where she managed the development of multifamily projects.

The Tucson native — who earned her master's in landscape architecture from Arizona State University after completing undergraduate work at University of Arizona — also previously worked at Point B as a landscape architect.

With 24 multifamily properties in Arizona, Nye said the goal is to double that over the next few years with a combination of ground-up development and continued acquisitions.



HEALTH CARE

RIGHT AT HOME EXPANDS

After operating the Right at Home Arcadia franchise since 2019, Chris Slagle is expanding his territory to Scottsdale, Paradise Valley and Fountain Hills.

Omaha-based Right at Home, which offers in-home care to seniors and adults with disabilities, has more than 600 franchises in the U.S. and seven other countries. It costs anywhere between \$32 and \$36 an hour, depending on the need, Slagle said.

Slagle's expansion comes at a time when baby boomers add 10,000 65 year-olds every day, according to AARP. By 2030, there will be more than 61 million 65 year-olds.



RIGHT AT HOME

AUGUST 26-SEPTEMBER 1, 2022 11



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FOOD & LIFESTYLE

RESTAURATEUR PROPOSES 2 NEW CONCEPTS IN SCOTTSDALE

After owning and operating Mesquite Fresh Street Mex in Old Town Scottsdale for eight years, the team at AR Concepts is going to try it again in the entertainment district with two new restaurants under one roof.

Ahmad Alatrash, the co-founder of AR Concepts, confirmed to the Business Journal that he is in the process of opening two new restaurants - Chickadees Chicken and Fries and Grindhouse Coffee Bar - on the corner of Buckboard Trail and Indian Plaza in Old Town Scottsdale in the former Oasis Café space.



Chicken sandwich from Chickadees in Old Town Scottsdale.

The combo chicken sandwich and coffee shop restaurant is set to open over Labor Day weekend, Alatrash said.

While Alatrash has found success with the original Mesquite Fresh location in Old Town and the handful of others he has opened around the Valley, he said he's always been interested in opening more restaurant concepts and when the landlord of the space approached him earlier this year, he decided it was time to go for it.

"I have always wanted to dip my hands in the chicken sandwich industry," Alatrash said. "This was perfect, they came to us and I decided it was time to launch my chicken sandwich concept that had been in my head for a long time."

The 2,000-square-foot space was a bit large for what Alatrash was thinking, so he decided to put another concept in there as well - Grindhouse Espresso Bar. The idea is to have a spot that is open and can attract business all day long. Alatrash's plan is to start selling coffee at 6 a.m. and closing up after the bars close at 3 a.m. In between he imagines having different rushes for chicken sandwiches and coffee.

ECONOMIC DEVELOPMENT

XNRGY CHOOSES MESA

Canadian manufacturer plans to build \$145M plant

Xnrgy Climate Systems, a Canadian company that manufactures climate systems for data centers, has submitted plans to the city of Mesa to build its U.S. headquarters and a manufacturing facility.

The Montreal-based company said it will add 800 jobs and manufacture cooling and heating systems to benefit the growing high-tech manufacturing industries growing in the Southeast Valley.

In July and August, Xnrgy and design firm Gensler submitted a handful of pre-submittal review documents to the city of Mesa, indicating Xnrgy chose Mesa over the city of Chandler for the destination of the plant. In January, the Business Journal reported that Xnrgy was considering sites in both cities for its U.S. headquarters.

According to the documents submitted to the city of Mesa, Xnrgy will build its campus on 38 acres in southeast Mesa just south of the Apple Inc. (Nasdaq: AAPL) data center on Elliot Road.

Plans call for construct-



GENSLER

ing two matching, single-story 250,000-square-foot manufacturing buildings and a 50,000-square-foot multistory office building that will connect the manufacturing sites.

In total, the project will cost \$145 million to construct, according to documents filed with the city. Xnrgy said it will create 800 full-time jobs on the site with an average annual salary of \$65,000.

Besides data centers, Xnrgy explores new ways to cool and heat facilities in several industries and the company said it plans on using the Rendering of the Xnrgy Climate Solutions U.S. headquarters, which will be built in Mesa.

Mesa facility for focus on research and development and to facilitate the rapid demand for its climate systems.

"Operations will help serve the needs of the region's growing economic partners who specialize in industries of semiconductors, mission critical systems, data centers, life sciences, health care and electric vehicle batteries by improving their sustainability goals with impactful reductions of their energy usage, water usage and carbon footprint," Xnrgy wrote in its submittal to Mesa.

COMPANY TO KNOW

ECHO WEST

What: A newly formed commercial real estate and investment brokerage focused on the sale and advisory of net leased assets - mostly single and multitenant retail properties.

Where: Based out of Phoenix, but brokered deals all over the country.

Who: Founded by Matt Mathers, Sean Westfall, Ryan Moroney and Tim Westfall. The company has hired three others and is looking to grow with more brokers this



EXPANSION

ANGRY CRAB SHACK TO OPEN NEW LOCATIONS

Mesa-based seafood chain Angry Crab Shack announced this month it will be opening its fourth location outside of Arizona during Q4 2022, but that is just the beginning, according to company officials.

Angry Crab Shack, which was founded by former Arizona State University and NFL football player Ron Lou, is an experiential restaurant concept that serves up seafood boils with Caiun and Asian-inspired sauces. There are currently 18 locations open with new ones coming to Atlanta and Tempe before the end of the year.

Company president Andrew Diamond said a local franchise group is building locations in Maricopa and Gilbert from the ground up, another franchise group in Seattle has signed a lease for a new space and will open during the first quarter of 2023. Three restaurants



ANGRY CRAB SHACK

Mesa-based restaurant chain Angry Crab Shack is looking to expand its footprint across the United States.

could also be coming to London, he said, after an investment group in the United Kingdom

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LEASING

COWORKING INDUSTRIAL SPACE CONCEPT TO DEBUT

A lot of small businesses start in a garage. It might take a while before a business can operate its own warehouse and commit to a long-term lease.

Alex Morrison, co-founder and CEO of Portal Warehousing, is looking to address that need in the Valley. Portal Warehousing is partnering locally with a landlord to rent out a warehouse and in turn, rent out smaller spaces to emerging businesses. After launching the concept in Salt Lake City this May, Portal Warehousing — and its small business tenants - were set to open this month in Tempe in a roughly 35,000-square-foot warehouse at 2636 S. Wilson St.

'We're trying to solve that middle piece which is, 'Here's a stepping stone to growing your company to a point where you're confident in signing a five-year lease and taking on 5,000 square feet," Morrison said.

The business was born while Morrison and his co-founders observed the fast acceleration of the reliance on e-commerce during the Covid-19 pandemic while working at real estate private equity firm Capstone Equities. While Amazon doubled its real estate footprint between the end of 2019 and the end of 2021, several small and micro e-commerce businesses also emerged, appearing in Facebook and Instagram advertisements. Morrison and the team of six found many of those businesses were operating out of garages or self-storage units.

DEVELOPMENT

New industrial hub

8 projects break ground, hunting for tenants in the southeast Valley

Eight projects have started construction so far this month in one of the hottest areas for new industrial developments in the Valley.

Between Aug. 1 and Aug. 12, eight different developers broke ground on 4.5 million square feet in the southeast Valley near the Chandler Municipal Airport and Phoenix-Mesa Gateway Airport, according to Lee & Associates, a commercial real estate brokerage.

Those projects are well-positioned to attract tenants to be vendors for nearby Apple Inc. and Facebook (now Meta Platforms Inc.) data centers as well as accommodating the electric vehicle and semiconductor industries, said Chris McClurg, principal at Lee & Associates.

Here are the eight industrial projects:

- ► Midway Commerce Center: 302,000 square feet. Developer Creation broke ground on the Chandler Airport project on Aug. 10
- ► Chandler Airpark 202: 593,000 square feet. Developer US Capital Development broke ground on the Chandler Airport project on Aug. 1
- ► Chandler Airport Business Center: 317,000 square feet. Develop-



Rendering of the Hub@202 development, which is being constructed in Mesa on the northwest corner of Warner and Sossaman roads near Phoenix-Mesa Gateway International Airport and the Loop 202.

er CapRock broke ground on the Chandler Airport project on Aug. 12 ► Hub@202: 578,000 square feet. Developers Wharton Industrial and Madison Ventures Plus broke ground on the Mesa Gateway project on Aug. 5

▶ Met 202: 770,000 square feet. Developer Eisenberg broke ground on the Mesa Gateway project on Aug. 1

► Gateway Grand: 1,074,858 square feet. Developer Greystar broke ground on the Mesa Gateway project on Aug. 1

► Power Industrial: 585,955 square feet. Developer Principal Life broke ground on the Mesa Gateway project on Aug. 5

► Advanced Industrial Center:

335,066 square feet. Developer ViaWest broke ground on the Mesa Gateway project on Aug. 5

McClurg said the Mesa Gateway and Chandler Airport were sought-after areas by developers and employers because of the availability of land and skilled labor living nearby.

According to a Q2 2022 report from Lee & Associates, the Phoenix metro's industrial dropped to a record 4% vacancy. During that period, more than 33 million square feet of industrial projects were under construction and the average asking lease rate rose to \$9.48 per square foot – up 6.8% from the Q1 2022 mark and 21.5% year-over-year.

DEAL LOG

SCOTTSDALE OFFICE BUILDING SELLS

With a nearby retail center already on its portfolio, Federal Realty Investment Trust has acquired the Scottsdale Forum office building.

The Maryland-based real estate investment firm paid \$53.6 million for the 214,000-square-foot office building at 6263 N. Scottsdale Road. That equates to about \$250 per square foot.

With the acquisition of Scottsdale Forum, Federal Realty Investment Trust (NYSE: FRT) now has three Phoenix-area assets — and its first Valley office asset — on its portfolio.

Federal Realty Investment Trust owns the Camelback Colonnade shopping mall and The Shops at Hilton Village center, located about a quarter-mile south of Scottsdale Forum.

The group entered the Phoenix market last June after acquiring the two retail centers from RED Development for a combined price of \$200 million.

JLL Capital Markets brokered the sale of Federal Realty Investment Trust's acquisition of the building from CapRidge Partners.



RON DAVIS | PBJ

The nearly 214,000-square-foot Scottsdale Forum office building was acquired by Maryland-based Federal Realty Investment Trust.

► BY THE NUMBERS

40.000

The square footage of Nuro Inc.'s remodeled Tempe office, which will play a key role in reimagining the company's Phoenix business plan from on-road operations to tele-

4.2 million

The value of Nuro's office remodel, which includes a new open concept space, restrooms, coffee bar and conference rooms for the developer of autonomous vehicles and software used for delivery services. The Tempe office also serves as a command center, which will monitor and steer Nuro's R2 driverless vehicles in California and Texas.



Read more online: bizj.us/1qg6rf

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COVER STORY







COVER STORY

THE WATER GAME

As drought conditions intensify in one of the country's hottest real estate markets, some Valley homebuilders are scrambling to secure water

BY ANGELA GONZALES | AGONZALES@BIZJOURNALS.COM

drought conditions worsen across the Southwest, some Valley homebuilders are running into problems securing a water supply for their projects. ¶ That's because the Arizona Department of Water Resources – the state agency that issues water certificates – is changing certain groundwater models, causing some developments to come to a halt as builders wait for approvals in certain areas, particularly Pinal County and the West Valley.

As developers run out of buildable land, forcing them to the outskirts of the Valley, they can face water supply hurdles. And now that ADWR is questioning whether existing groundwater supply is enough for these projects, builders may eventually need to rely on other sources that could add to the cost of building a home.

There are certain areas of the Valley where builders don't have access to groundwater sources, but they know ahead of time they will be responsible for securing other water sources.

But this is different.

Now some builders who thought they had access to groundwater for land already purchased are now being told there might not be enough water for their projects.

"The one thing we don't like in this business is uncertainty," said Mark Stapp, a real estate developer and executive director of the master of real estate development program at WP Carey School of Business at Arizona State University. "The one thing this is creating is uncertainty."

ADWR's shift comes at a time when Colorado River reservoirs are dropping to critically low levels. On Aug. 16, the Department of the Interior said Arizona and other states would face further cuts in

2023, putting more pressure on Valley municipalities – many of which have taken initial steps to preserve water or shift allocations – to grapple with potential shortages in the future

Different rules for commercial, residential use

Homebuilders are required to make sure their projects have 100 years of assured water supply in accordance with the Groundwater Management Act of 1980, said Spencer Kamps, vice president of legislative affairs for the Home Builders Association of Central Arizona. As part of that act, homebuilders are required to replenish the groundwater they use, he said.

"What that does is the Groundwater Management Act assures that our groundwater tables are going to be pumped dry," Kamps said. "What we've ultimately done with the department's model is we're shutting down the one land use that actually saves groundwater and encourages the mining of groundwater."

And if water issues hold up homebuilders' ability to build homes to keep up with demand, he

JIM POULIN | PBJ



CONTINUED FROM PAGE 17

said, that will lead to fewer companies moving here.

"Somebody is asleep at the switch about how we're going to grow as a state," Kamps said.

Certain cities – such as Phoenix, Chandler and Mesa – are designated by ADWR as having an assured or adequate water supply. Homebuilders have been able to expand in those cities without having to worry about water, he said.

However, some of those municipalities are running out of land, which is why builders have to look to the Valley's periphery.

And as homebuilders are the only ones held to the 100-year test of assured water supply – essentially to protect homebuyers – that has left the door wide open for multifamily developers, including apartments and build-to-rent communities, which aren't held to the same standards.

"As a state, we need to figure out if for-sale housing has any value," Kamps said. "Our water laws conflict dramatically with achieving that goal if for-sale housing is important to Arizona. It's time to have a really healthy conversation about how we grow as a state."

Cheryl Lombard, president and CEO of Valley Partnership, said this is now an economic development issue

"If you're not able to build homes where jobs are, that's a bit of a concern," she said.

Growing concerns in West Valley

The struggles developers face in Pinal County – where there is a moratorium on new water certificates – are beginning to emerge in the rapidly growing West Valley.

ADWR sent deficiency letters in June of 2021 for certificate of assured water supply applications from two homebuilder projects that rely on groundwater in the Hassayampa sub-basin in the West Valley, citing a lack of groundwater for the new communities.

Owned by PulteGroup Inc. (NYSE: PHM), those 791 parcels are within Festival Ranch and Sun City Festival communities in Buckeye.

"Although the model and model report have not yet been finalized, the department has information indicating that the proposed subdivision's estimated groundwater demand for 100 years is like-



ly not met when considered with other existing uses and approved demands in the area," ADWR stated.

ADWR is finalizing a numeric groundwater flow model for the Hassayampa sub-basin that updates a previous model submitted to the department by applicants, said Shauna Evans, ADWR public information officer.

"Preliminary model results have indicated that there may not be sufficient groundwater availability to meet all demands over the 100-year modeling projection period," Evans said.

It's unclear what options Pulte-Group has moving forward. The homebuilder declined requests to comment for this article.

Grady Gammage Jr., a founding member of Gammage & Burnham focusing on water law and real estate, represents clients getting ready to file their applications for a 100-year certificates of assured water supply in Luxury Valley communities often come complete with a variety of amenties from lakes to splash pads. This is an aerial view of Scottsdale Ranch.

that same area of the West Valley, noting that "they are probably going to be stalled or delayed in the same way Pulte's has been."

Running out of groundwater?

A shortage of groundwater is nothing new in certain parts of Pinal County.

ADWR has not been issuing 100-year certificates of assured water supply based upon groundwater supplies for new subdivision plats in the Pinal Active Management Area for a few years now because its models show that all area groundwater is reserved for existing subdivision plats – some of which are not yet built – and other uses, including farming.

Available groundwater supplies have been largely reserved for existing subdivision plats in other areas, so new plats may slow in those areas, said Michele Van Qualthem, a Phoenix attorney who represents homebuilders on water issues.

"Whether water is available for new development is a local question that may vary, depending on the location and water provider," she said.

While it's unclear exactly how many new master-planned communities and subdivisions could face water shortages, most of those impacted are in outlying areas where certain municipalities don't have a designation of water supply for new communities. Even so, Pinal County officials contend there are 25,000 home lots in the pipeline that currently have an assured water supply.

Overall in metro Phoenix, between 26,000 and 28,000 single-family building permits will be issued in 2022, said Jim Daniel, president of RL Brown Housing Reports.

All of those houses, though, should have assured water – or at least they did at the time the build-



GETTY IMAGES

er bought the land.

Last summer, when ADWR officials met with a Pinal stakeholder group to discuss the water issue, ADWR Director Tom Buschatzke told the group "the days of utilizing native groundwater for development in Pinal are over, it's done."

That means builders will need to bring their own water - not from groundwater - to their projects, which could be an expensive proposition that ultimately gets passed on to the homebuyer.

"There are a number of large master-planned developments throughout the AMAs where their ability to prove a 100-year assured water supply is challenging," said Douglas MacEachern, communications administrator for ADWR. "As in the Pinal AMA, the ability of developments to get certificates of assured water supply exclusively on groundwater is becoming quite limited."

What's happening in Douglas Ranch, other West Valley projects

In the West Valley, the 37,000-acre Douglas Ranch in Buckeye, only has a 100-year assured water supply for its first phase, Trillium, which represents 3,029 acres.

Jerry Colangelo, partner of Phoenix-based JDM Partners that owns a portion of Douglas Ranch, says he's not worried, even though water has always been an issue faced by Arizonans.

When The Howard Hughes Corp. (NYSE: HHC) paid \$600 million for Douglas Ranch last fall, executives did their due diligence, he said.

"They knew exactly what they were buying and exactly what the water situation was," Colangelo said. "But they had the confidence this thing is going to be resolved."

It will take upward of eight years for the first phase of Douglas Ranch to be developed, giving more time for the water issues to be resolved at the rest of the development, he said.

"Our project is a 40-50 year project," Colangelo said. "Look at the history of how the state of Arizona has dealt with water. They come out looking really good. I choose to align myself with those people and those who are positive about that process continuing; not the naysayers."

Yes, there will be challenges, he

"But I have the confidence we as a state will overcome the challenges," he said. "We're not going to stop the people from coming. They're coming.'

Greg Vogel, CEO of Land Advisors Organization, who brokered the 3,300 acres that Pulte bought more than 20 years ago in the West Valley with plans to build 9,000 homes, said there have been plenty of water studies that showed there was enough water for 1 million people in that area of the West Valley. He estimates there are only about 20,000 people living in that area.

"DWR has a draft study they will not release," Vogel said. "We're looking forward to seeing it. But just to say they're going to hold up a plat without sharing all the cards in the deck seems unfair and unjust."

Some question state's calculations

Craig Helsing, manager of land acquisition and development for Brown Homes, said one of his projects in Prescott stalled when ADWR issued a new groundwater flow model last summer for the Prescott

"Whenever you roll out a new software program, there's glitches," Helsing said. "This new model had some glitches in it, which we all recognized. We either could wait for ADWR to make the corrections to the model or we could spend resources to have our consultant make changes to the model, with ADWR approval, which they agreed to, to speed up the time."

Usually, it takes about 10 months for the water approval process, but this time it took 18 months, he said.

"We were the first in the queue of 10 applications up in the Prescott AMA that used this model," Helsing said. "Everyone else – including us; we're in there a couple of times – was on hold until the first guy can prove that it works. So it took us until May of this year to get our Certificate of Assured Water.'

It's been frustrating, he said.

"It messes with everybody's business plans," Helsing said. "But we are all professionals. And we are all respectful of the rules and statutes that we need to follow. We work together to achieve the results that everyone's looking for, mostly to be responsible."

Brown Homes' plans call for building 162 homes on a 44-acre site in Chino Valley, with model homes opening early next year.

Meanwhile, a stakeholder group has questioned ADWR's recent model that demonstrates how much groundwater is available in the Pinal AMA.

The group has submitted its own calculations, which shows the area is only 10,000-acre feet short over the next 100 years, far from the 8 million-acre feet shortage ADWR had concluded, said Steve Miller, chairman of the Pinal County Board of Supervisors.

While he awaits ADWR's response, Miller said he understands completely that the Pinal AMA will not rely 100% on groundwater for future development.

"It's not going to be business as usual," he said. "We certainly understand it cannot be groundwater entirely supplied going forward."

For now, there are about 25,000 existing home lots within areas that have the 100-year CAW, he said.

"There's going to be availability for people to build homes going forward for a period of time," he said. "I don't know how long it will take to use up that inventory." Z

GLOSSARY OF TERMS

Arizona Groundwater Management Act of 1980

Created to aggressively manage the state's finite groundwater resources to support the growing economy.

Active Management Area

Areas with heavy reliance on mined groundwater. Arizona is broken up into five main AMAs (Phoenix AMA, Pinal AMA, Prescott AMA, Santa Cruz AMA and Tucson AMA) and each has its own management goal. In Phoenix, Prescott and Tucson AMAs, the primary management goal is safe-yield by 2025; ensuring no more groundwater is being withdrawn than is being replaced annually.

Assured Water Supply

A.R.A. 45-576(L) stipulates sufficient groundwater, surface water or effluent of adequate quality will be continuously available to satisfy the water needs of the proposed use for at least 100 vears.

Adequate Water Supply

This program operates outside of the AMAs, ensuring that the water adequacy or inadequacy is disclosed in a public report provided to potential first purchasers and that any water supply limitations are described in promotional or marketing materials. However, in a mandatory adequacy iurisdiction, adequacy of water supplies must be demonstrated before plat approval and issuance of a public report.

Arizona Department of Water Resources

The sole purpose of this agency is to ensure that homeowners who buy a home within a subdivision have an adequate supply of water for 100 years.

Source: Arizona Department of Water Resources,U.S. Geological Survey



CHERYL LOMBARD, president and CEO, Valley Partnership

20 PHOENIX BUSINESS JOURNAL



Compiled by Dale Brown 602-308-6511, @PhxBizDaleBrown dbrown@bizjournals.com

LAW PRACTICES - MERGERS & ACQUISITIONS

RANKED BY NUMBER OF LOCAL M&A ATTORNEYS (LIST CONTINUED ON PAGE 22)

Rank	Firm / 2021 Rank Website	Address Phone	M&A attorneys, local	M&A attorneys, firmwide	# of local mergers and acquisitions completed in 2021	Total value of local mergers and acquisitions completed in 2021	Top local executive	Year estab. locally
1	Snell & Wilmer ① swlaw.com	400 E. Van Buren St., #1900 Phoenix, AZ 85004 602-382-6000	50	72	140	n/a	Matthew Feeney	1938
2	Jennings, Strouss & Salmon PLC ② jsslaw.com	1 E. Washington St., #1900 Phoenix, AZ 85004 602-262-5911	27	27	56	\$955.38 million	Jeffrey Gardner	1942
3	Weiss Brown 4 weissbrown.com	6263 M. Scottsdale Rd., #340 Scottsdale, AZ 85250 480-327-6650	16	16	26	\$406 million	Scott Weiss, scott.weiss@weissbrown.com	2010
4	Quarles & Brady LLP ⑦ quarles.com	2 N. Central Ave., #600 Phoenix, AZ 85004 602-229-5200	14	50	n/a	n/a	Brad Vynalek; Leonardo Loo, leonardo.loo@quarles.com	1970
4	Greenberg Traurig LLP ③ gtlaw.com/en/locations/phoenix	2375 E. Camelback Rd., #800 Phoenix, AZ 85016 602-445-8000	14	351	8	\$3.67 billion	Nicole Goodwin	1999
6	Fennemore (5) fennemorelaw.com	2394 E. Camelback Rd., #600 Phoenix, AZ 85016 602-916-5000	13	43	15	\$904 million	James Goodnow, jgoodnow@fclaw.com	1885
7	Gallagher & Kennedy ① gknet.com	2575 E. Camelback Rd., #1100 Phoenix, AZ 85016 602-530-8000	Ċij.	11	74	\$3.48 billion	Dean Short II, dcs@gknet.com	1978
7	Lewis Roca (5) lewisroca.com	201 E. Washington St., #1200 Phoenix, AZ 85004 602-262-5311	11	21	16	\$778.87 million	Kenneth Van Winkle Jr. ; Laura Pasqualone	1950
9	Perkins Coie LLP @ perkinscoie.com	2901 N. Central Ave., #2000 Phoenix, AZ 85012 602-351-8000	10	325	16	\$2.55 billion	Todd Kerr, tkerr@perkinscoie.com	1960
10	Osborn Maledon PA ⑦ omlaw.com	2929 N. Central Ave., 21st Floor Phoenix, AZ 85012 602-640-9000	9	9	S . 21	\$445.32 million	Scott Rodgers, srodgers@omlaw.com	1995

► CLOSER LOOK

216

Total number of local attorneys involved in mergers and acquisitions practices for the 20 law firms on this list

RANKED BY TOTAL VALUE OF 2021 LOCAL M&A DEALS

Greenberg & Traurig LLP	\$3.67B
Gallagher & Kennedy	\$3.48B
Polsinelli PC	\$2.98B
Ballard Spahr LLP	\$2.94B
Perkins Coie LLP	\$2.55B

ABOUT THE LIST

Information was obtained from representatives of the law firms through email surveys and could not be independently verified by the Phoenix Business Journal. Only those firms responding to our inquiries are listed.

NOTES: n/a - not applicable, not available or not approved * - not listed in 2021



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PHOENIX BUSINESS JOURNAL 22



Compiled by Dale Brown 602-308-6511, @PhxBizDaleBrown dbrown@bizjournals.com

LAW PRACTICES - MERGERS & ACQUISITIONS

RANKED BY NUMBER OF LOCAL M&A ATTORNEYS (LIST CONTINUED FROM PAGE 20)

Rank	Firm / 2021 Rank Website	Address Phone	M&A attorneys, local	M&A attorneys, firmwide	# of local mergers and acquisitions completed in 2021	Total value of local mergers and acquisitions completed in 2021	Top local executive	Year estab. locally
1	Milligan Lawless PC (14) milliganlawless.com	5050 N. 40th St., #200 Phoenix, AZ 85018 602-792-3500	8	8	27	n/a	Robert Milligan	2008
12	Squire Patton Boggs (3) squirepattonboggs.com	2325 E. Camelback Rd., #700 Phoenix, AZ 85016 602-528-4000	6	315	9	\$365.5 million	Pedro Miranda, pedro.miranda@squirepb.com	1979
13	Polsinelli PC 18 polsinelli.com	1 F. Washington St., #1200 Phoenix, AZ 85004 602-650-2000	5	127	30	\$2.98 billion	Phillip Guttilla, pguttilla@polsinelli.com	2002
14	Ballard Spahr LLP (4) ballardspahr.com	1 E. Washington St., #2300 Phoenix, AZ 85004 602-798-5400	4	87	37	\$2.94 billion	David Armstrong	2006
14	Clark Hill PLC ® clarkhill.com	14850 N. Scottsdale Rd., #500 Scottsdale, AZ 85254 480-684-1100	4	45	6	\$155 million	Darrell Davis; James Brophy	2009
14	Gust Rosenfeld PLC (7) gustlaw.com	1 E. Washington St., #1600 Phoenix, AZ 85004 602-257-7422	4	4	5	\$120.3 million	Tom Chauncey II; Scott Malm; Christina Noyes; Robert Haws; Susan Segal	1921
17	Sacks Tierney PA ★ sackstierney.com	4250 N. Drinkwater Blvd., 4th Fl. Scottsdale, AZ 85251 480-425-2600	Co.	3	n/a	n/a	Bryan Gottfredson, gottfredson@sackstierney.com	1960
17	Dickinson Wright PLLC (4) dickinsonwright.com	1850 N. Central Ave., #1400 Phoenix, AZ 85004 602-285-5000	3	93	5	\$180 million	Stephen Richman	1968
19	Wallin Hester PLC ② wallinhester.com	1760 E. Pecos Rd., #332 Gilbert, AZ 85295 480-240-4150	2	3	19	\$800 million	Troy Wallin, twallin@wallinhester.com	2007
19	Zuber Lawler LLP * zuberlawler.com	2415 E. Camelback Rd., #700 Phoenix, AZ 85016 480-513-9288	2	30	5	\$90 million	Janet Jackim, jjackim@zuberlawler.com	2020

► CLOSER LOOK

M&A deals completed in 2021 by the 16 law firms that provided deal value information

RANKED BY YEAR FOUNDED LOCALLY

Fennemore	1885
Gust Rosenfeld PLC	1921
Snell & Wilmer	1938
Jennings, Strouss & Salmon PLC	1942
Lewis Roca	1950

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How gloomy economic forecasts could impact M&A

Attorneys weigh in on how a recession, politics could effect deals

BY DALE BROWN dbrown@biziournals.com

What is in the news lately -Covid-19 pandemic, inflation, a possible recession, increasing political polarization – isn't likely to be classified as nutrients to foster the growth of the mergers and acquisitions marketplace, but three local attorneys practicing M&A law say the future could be a mixed bag of indicators for buyers and sellers.

While conducting a survey for this week's Law Practices - Mergers & Acquisitions list, we asked participants about their market outlook for the remainder of the year. "For the remainder of 2022 and well into 2023, both the number of M&A transactions and the total dollars involved in those transactions are likely to decline. Even though there will be good strategic grounds for acquisitions to occur, they face headwinds due to increasing interest rates which increases the cost to finance an acquisition. In addition, fluctuating markets make it more challenging to reach a consensus on the fair value of a business." -Terry Thompson, shareholder, Gallagher & Kennedy

"The extreme urgency of getting deals funded and completed seems to have calmed down. Activity continues, but valuations are more tempered and timelines are more realistic. Seems like we are back | Brown



Terry Thompson, shareholder, Gallagher & Kennedy



Scott Weiss, attorney, Weiss

to basics, but that could change quickly." - Scott Weiss, attorney, Weiss Brown

"Our M&A practice remains busy, reflecting business optimism in the U.S. economy, notwithstanding recent interest rate hikes, consumer drawbacks and reduced productivity, because we usually represent entrepreneurs who typically remain positive even in light of negative factors – we find that they uncover creative ways to avoid negativity to opportunistically compete." – Janet Jackim, partner, Zuber Lawler LLP

We also asked list participants if the nation's increasing polarity, as shown in political campaigns, has any effect on mergers and acquisitions.

"I would not say that disagreement in the political scene impacts

local M&A deals, but what I have noticed is how some deal participants attempt to adopt communication strategies that they learned in politics (i.e., stretching the truth, spreading disinformation, denying direct knowledge of matters, delaying, and deflecting). Maybe that was always present, but it did not seem to be as prevalent as it is today, which is discouraging." - Weiss

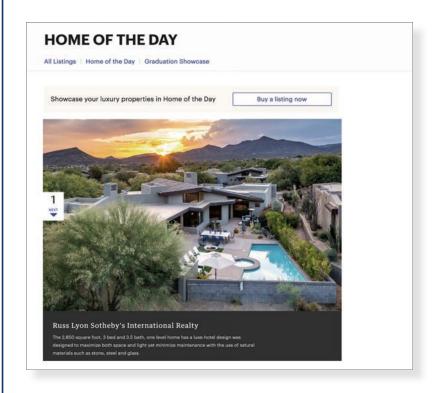
"Not in our practice. Some states in the U.S. are less supportive of our core business - cannabis - but most, if not all, will embrace cannabis because of its tendency to create jobs/wealth and tax revenues. These issues tend to be apolitical." – Jackim

"In transactions that involve interaction with certain governmental authorities or national security, non-business factors can sometimes affect the feasibility or structuring of transactions. Otherwise, although parties are cognizant of the broader social context in which their businesses operate, non-business factors rarely materially affect a particular transaction." - Thompson

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Boot Camp Workshop highlights resources for small businesses

By Kathy Shayna Shocket

Arizona is home to about 500,000 small businesses, and the journey to plan, strengthen and successfully grow, can be challenging.

Accessing capital, understanding health options, managing credit and bookkeeping, for example, are among the top concerns facing small business owners.

Those challenges and hot topics were addressed at the free August 11, Small Business Boot Camp Workshop held at the Arizona Commerce Authority (ACA) in Phoenix.

The Phoenix Business Journal partnered with ACA to help the growing number of small business entrepreneurs seeking knowledge and

It's the third in a series of four workshops headlining an impressive group of five panelists with accounting, banking, legal, healthcare benefits and business expertise.

"Grow Your Business: Access to Capital and Other Resources" featured experts from REDW LLC, Wells Fargo, Gallagher & Kennedy, Blue Cross Blue Shield of Arizona and (BCBSAZ), and America's Small Business Development Center (SBDC) Arizona.

Robert Theobald, the Small Business Ombudsman and vice president of Small Business Services at ACA, the state's leading economic development

organization, moderated the inperson and virtual event which began with the informative presentation "Why Bookkeeping Matters: A CPA's Perspective."

Cheryl Folkerth, CPA, Principal, REDW LLC, outlined detailed information on the best practices in bookkeeping, including budget, cash flow management, business analysis software information, resources and tax preparation.

"When you are working with investors, one of the first places they look is your tax return and they compare that to your accounting," said Folkerth.

"So you want to be sure that those two things are in sync," she added, relating to the challenging topic of accessing capital.

The Boot Camp Workshop's interactive components included questions from the in-person participants as well as those online throughout the event.

Among the several questions for example, for Folkerth was from a business owner asking about bookkeeping. "One of my biggest challenges is cash flow," explained the attendee. Another asked, "What do you think is the number one mistake small business owners are making?"

Tim Maxey, Lead Business Growth Strategy Consultant for Small Business, Wells Fargo, was also one of the featured presenters,. He noted that small businesses owners were asking good questions. "There was quite a bit of engagement from the participants," he said of the workshop being a successful resource.



When you are working with investors, one of the first places they look is your tax return and they compare that to your accounting. So you want to be sure that those two things are in

CHERYL FOLKERTH

CPA, PRINCIPAL, REDW LLC

In his presentation, Maxey reviewed the importance of managing business credit, taking control of your credit history, what potential lenders may look for, the business credit lifecycle, making sense of financing options and places to access free educational

Maxey also offered some advice, for example to one of the business owners who asked a question about accessing capital when one business owner's

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TIM MAXEY

LEAD BUSINESS GROWTH STRATEGY CONSULTANT FOR SMALL BUSINESS WELLS FARGO



credit is pretty solid, but the other owner's credit has some challenges.

Dominick San Angelo, M&A & Securities Attorney, Gallagher & Kennedy [G & K.], presented an overview of capital raising considerations, steps to prepare for raising capital through equity offerings, as well as some of the pitfalls.

In his "Raising Capital Through Equity Offerings," presentation, he also pointed out the pros and cons of the four types of capital sources.

San Angelo emphasized that business owners should identify why and for what you need capital, decide whether outside equity fundraising is right or not, get your house in order (Clean up your corporate documents, CAP Table, contracts, etc.), figure out what you have and what you need, assemble a team of professionals (CFO or outside CFO; accountant; tax advisor; banker; lawyer, for example) and then "Go Pitch!"

Cari Stinchcomb, Director, Large Group Client Services at Blue Cross Blue Shield of Arizona, presented "Healthcare Benefits 101: An overview of a complex system."

Her presentation included such topics as the types of small group health insurance plans available, and eligibility requirements. She also discussed why offering competitive and comprehensive employee benefit packages can help retain and attract top talent.

"Why would you want to offer health insurance? The number one reason is, it's competition for talent," said Stinchcomb.

"Employees want to feel protected and secure," she added pointing out how the work force looks differently now at job benefits. "Believe it or not, wages are not the only factor that employees are looking at," she said.

CJ, Johnson, Funding Outreach Specialist, America's Small Business Development Center (SBDC) Arizona, talked about the wide array of free resources provided by the Arizona SBDC Network, and the success stories of small business entrepreneurs who benefited from SBDC.

The SBDC Arizona is the state's largest and most accessible statewide source of assistance for small businesses in every stage of development. It's in the position of guiding small business owners, one-on-one through free counseling and additional resources and training.

"The assistance the Arizona SBDC Network provides to small businesses creates a positive impact in our communities by producing stronger businesses with best practices," said Johnson.

Theobald, who added that the ACA works closely with the Arizona SBDC



Why would you want to offer health insurance? The number one reason is, it's competition for talent . . . Employees want to feel protected and secure. Believe it or not, wages are not the only factor that employees are looking at.

CARI STINCHCOMB

DIRECTOR, LARGE GROUP CLIENT SERVICES AT BLUE CROSS BLUE SHIELD OF ARIZONA

Network, wrapped up the recent workshop speaking about the State Small Business Credit Initiative (SSBCI).

Market President and Publisher, of the Phoenix Business Journal, Ray Schey, applauds the ongoing success of the workshops.

"It's been interesting to host the Small Business workshops in partnership with the Arizona Commerce Authority and hear from so many small business owners at various stages of growth," he said

"We plan to continue the workshops with presenters from various sectors including, banking, accounting, legal and health care. If you're thinking of starting a small business, these sessions are very informative and will save time and money for those who attend."

Stinchcomb is among those who praise the PBJ and ACA collaboration. "I know every small business owner that participated learned of at least one new resource or program they could tap into to grow their business," she said.

Theobald added that it was also a great opportunity to meet and connect with those experts as well as other businesses owners that are looking to grow their businesses. "I always enjoy meeting small business owners and learning more about their businesses and their plans to grow," he said.

The next workshop in the free series of ACA and PBJ's partnership, will be held on November 2, in Phoenix, with both an in-person attendance and a virtual component.

Information on this future workshop and recordings of the past three workshops in the Small Business Boot Camp Workshop series, can be found on its website at https://www.azcommerce.com





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Local business professionals share expertise with small business owners

By Kathy Shayna Shocket

Don't guess about your credit. Manage it. Being able to tell your business' story to potential lenders, and forming a team of strategic advisors early; are all key for small business owners looking to expand and grow.

That was part of the wealth of advice and information shared at a recent noteworthy workshop for small business owners.

Arizona's small businesses are key to the state's economy and the Small Business Boot Camp Workshop held August 11, at the Arizona Commerce Authority (ACA) in Phoenix, was a valuable, free opportunity for small business owners to learn from the experts.

It's the third in a series of four workshops headlining an impressive group of five panelists with accounting, banking, legal, healthcare benefits and business expertise.

The Phoenix Business Journal partnered with ACA for the workshops to help the growing number of small business entrepreneurs seeking knowledge and resources.

"Grow Your Business: Access to Capital and Other Resources" featured experts from REDW LLC, Wells Fargo, Gallagher & Kennedy, Blue Cross Blue Shield of Arizona and (BCBSAZ), and America's Small Business Development Center (SBDC) Arizona.

The morning's first three panelists shared their expertise and recommendations in their different fields, yet echoed some common advice.

For example, Cheryl Folkerth, CPA, Principal, REDW LLC, Tim Maxey, Lead Business Growth Strategy Consultant for Small Business, Wells Fargo, and Dominick San Angelo, M&A & Securities Attorney, Gallagher & Kennedy (G & K.), all touched on the importance of organizing your paperwork as well as building a team of professional experts.

Folkerth discussed building a team for a business' bookkeeping and accounting needs, in her presentation "Why Bookkeeping Matters: A CPA's Perspective."

"Not only should you be looking at cash flow but you should be looking at your budget," she said. explaining how cash flow smooths the process for preparing mandatory tax reports.

During Maxey's presentation, he reviewed the importance of managing business credit, what potential lenders may look for, the business credit lifecycle, making sense of financing options and stressed the importance of professional relationships.

"Building a relationship with your banker is important for small business owners," said Maxey.

"It is very important that the banker

knows the small business owner and their business to see how they can most effectively meet your needs."

In San Angelo's "Raising Capital Through Equity Offerings," presentation, he gave a high-level overview of capital raising considerations, steps to prepare to



I think the message is a good one: forget the investment climate that we used to have. Times have changed, and investors are going to be more selective, so if you need outside capital, you need to up your game if you want to win over a potential investor.

DOMINICK SAN ANGELO

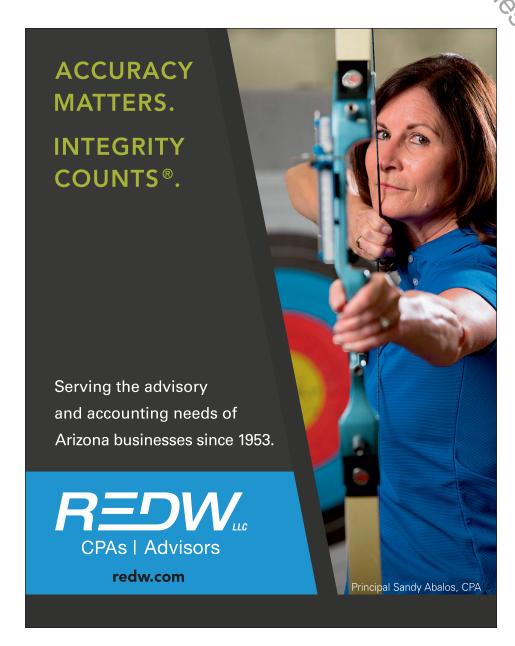
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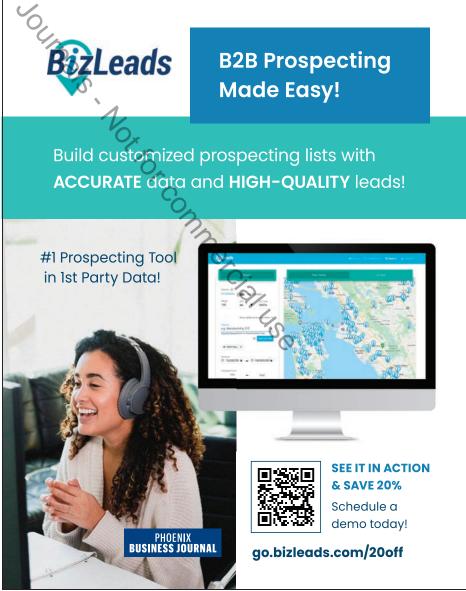
raise capital through equity offerings, as well as some warnings, and pitfalls.

His recommendations also included assembling a team of professionals; for example, a CFO or outside CFO, accountant, tax advisor, banker, lawyer.

In regard to entrepreneurs looking to raise capital, San Angelo adds

continued on page **28**







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continued from page 26

that "Investment conditions and the rigor with which investors are evaluating opportunities have changed dramatically in the last nine months or so, compared to where we were in 2020-2021, when interest rates were at historic lows and investors were looking to deploy capital at higher-risk investments."

"I think the message is a good one: forget the investment climate that we used to have. Times have changed, and investors are going to be more selective, so if you need outside capital, you need to up your game if you want to win over a potential investor."

The second group of panelists spoke about resources.

Cari Stinchcomb, Director, Large Group Sales and Support, BCBSAZ, presented "Healthcare Benefits 101: An Overview of a Complex System."

Her presentation included such topics as the types of small group health insurance plans available, and eligibility requirements.

She also discussed why offering competitive and comprehensive employee benefit packages can help retain and attract top talent, pointing out that some of the Gen Z are actually returning to wanting more security and how they're looking at benefits very differently.

Stinchcomb explained the Mental Health First Aid (MHFA) training program as well as reviewed the areas of focus of the Foundation for Community & Health Advancement, which BCBSAZ formed in 2021.

CJ Johnson, Funding Outreach Specialist, America's Small Business Development Center (SBDC) Arizona, talked about the wide array of free



The assistance the Arizona SBDC Network provides to small businesses creates a positive impact in our communities by producing stronger businesses with best practices.

CJ JOHNSON

FUNDING OUTREACH SPECIALIST, AMERICA'S SMALL BUSINESS DEVELOPMENT CENTER

resources provided by the Arizona SBDC Network, and the success stories of small business entrepreneurs who benefited from SBDC Arizona.

The SBDC Arizona is the state's largest and most accessible statewide source of assistance for small businesses in every stage of development.

Johnson's presentation highlighted



the organization's guidance from loan request and loan package preparation to lender referrals and other tools to help develop business plans.

"The assistance the Arizona SBDC Network provides to small businesses creates a positive impact in our communities by producing stronger businesses with best practices," said Johnson.

"These stronger businesses are then able to approach lenders with more confidence in obtaining the capital that they need to grow!"

Robert Theobald, the Small Business Ombudsman and vice president of Small Business Services, moderated the in-person and virtual event, which also included questions from the in-person and online participants.

Theobald also spoke about the State Small Business Credit Initiative (SSBCI), a federal program administered by the Department of the Treasury to strength state programs that support private financing to small businesses and business enterprises owned and controlled by socially and economically disadvantaged individuals.

ACA is the state's leading economic development organization. The Small Business Boot Camp was

originally launched by the ACA on April 27, 2020, as an effort to help small businesses work through the COVID Crisis.

It began as a six-week program to connect entrepreneurs and small business leaders with local experts who provide support, guidance and resources, and is now a comprehensive resource for small businesses statewide

The next workshop in the series of ACA and PBJ's partnership, will be held on November 2, in Phoenix, with both an in-person attendance and a virtual component.

Information on this future workshop and recordings of the past three workshops in the Small Business Boot Camp Workshop series, can be found on its website at https://www.azcommerce.com

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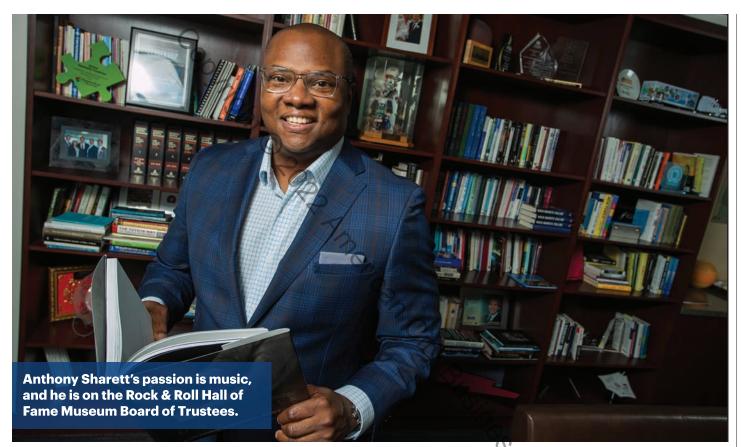




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BY NIENKE ONNEWEER nonneweer@biziournals.com

Anthony Sharett became president of Pathward NA less than a year shy of the March announcement of its name change from MetaBank.

For Sharett, the name change solidifies Pathward's purpose: empowering financial inclusion through products and services for consumers and small-to mid-sized businesses.

"We feel like we're providing [them] with a path forward, providing them with access to capital and money that they may not get from traditional resources," Sharett said. Meta Financial Group Inc. (Nasdaq: CASH), MetaBank's South Dakota-based holding company, changed its name to Pathward Financial Inc. in July.

Sharett grew up in the small town of Troy, Ohio, where he watched people struggle financially. After attending Ball State University, where he ran track, he studied law at Ohio State University. Sharett spent the first 20 years of his career in Columbus, Ohio.

Law was "a way to help folks that needed it, whether it be individuals or companies," he said. It provided him a platform and voice for the financially

ANTHONY SHARETT

COMPANY:
Pathward NA

TITLE: President

EDUCATION:

Bachelor's degree, political science, Ball State University; juris doctor, Ohio State University

HOMETOWN: Troy, Ohio

FAVORITE BAND: Earth, Wind & Fire

ADVICE FOR YOUR YOUNGER SELF: Be patient and focus on impact Anthony Sharett talks about MetaBank's name change at PhoenixBusinessJournal.com

underserved to make a positive impact in business.

Sharett describes himself as a lawyer who has built his career representing financial service companies across the gamut. He was previously the interim president of Nationwide Bank, then president of Nationwide Pet. He started at Pathward in 2019, moving into the role of chief legal and compliance officer and corporate secretary, before being appointed president earlier this year.

In the beginning of the pandemic, Pathward provided stimulus payments and nearly \$500 million in Payment Protection Plan loans to small- and mid-size businesses. With no previous infrastructure, Sharett admired how his colleagues rallied to provide support for existing and new clients.

"Our purpose is easy to get behind. It's easy to support," Sharett said. Any action at Pathward happens through the lens of financial inclusion. Even when an opportunity is profitable, "if it's not in alignment with our purpose, there's a good chance that we won't do it."

After living in Phoenix for over three

years, Sharett calls it home. The city is welcoming and a great hub for travel, he said, with abundant opportunities for philanthropy. Sharett is on the boards of Valley of the Sun United Way and the Arizona Community Foundation and a member of Greater Phoenix Leadership.

"I have found that this is a community that is willing and able to give back to those that need it," Sharett said.

Why is financial inclusion important to vou and Pathward? Statistics show that the number of underbanked and underserved consumers is growing. You can look no further than the impact that the Covid-19 pandemic had on our consumers. And so one of the things that we're very proud of is that we provided billions of dollars of economic impact stimulus payments to consumers that, but for our participation, that program would not have received those. It's important to me because I've seen people struggle – family, friends, those that weren't looking for a handout, but they were looking for a hand up, that may have been just a victim of circumstance as to why they may be underbanked or underserved.

What are your strengths in your career?

There's an old adage that if you want to go fast, go alone; if you want to go far, go together. And I have found that, you know, I try to be as collaborative as possible with my colleagues in a professional setting. I have found that trying to be genuine and authentic and self-aware have helped me throughout my career. But more importantly, understanding that we win together. I try to employ a collaborative approach, both at work and also in my personal life.

What is it like to be a Black president **in the financial world?** I think with that comes a tremendous amount of responsibility. We [in] the legal profession, particularly in the corporate legal setting, or a large law firm setting, while we've made inroads and strides as far as how many African Americans have excelled in those areas, we still have a long way to go. Financial services has struggled to retain and promote black executives, particularly in banking. And so with that. I find there's a tremendous level of responsibility to sponsor individuals who may have similar plays and also mentor them. I endeavor to try to reach back and help those much in the way that I received help [in] my career.

30 PHOENIX BUSINESS JOURNAL

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ARCHITECTURE & PLANNING

New Hire



Chris
Jones
Director of Planning

Todd & Associates Inc.

Todd & Associates is pleased to announce the hiring of Christopher Jones, PLA, Director of Planning.

Chris brings more than 24 years of planning and landscape architecture for the design of master planned communities, residential and non-residential site planning, urban infill and mixed-use developments, and single family Built to Rent (BTR) communities. His broad range of project experience and expertise continues to drive Todd & Associates commitment: creating communities that enrich lives.

COMMERCIAL REAL ESTATE

Promotion



Antonya Williams

Education Group Business Unit Leader for McCarthy's Southwest Region

McCarthy Building Companies

Antonya was named Business Unit Leader of McCarthy's Education

group in the southwest. She oversees operations, planning, workforce development and community partnerships for K-12 and higher education construction teams in Arizona. Her background in operations and business expansion, combined with her empowering leadership style, position the Education group for continued growth and delivery of industry-leading collaborative construction strategies in education sectors across the region.

FEATURED

SEMICONDUCTORS | NEW HIRE

David Arkow

Head of Global Sales MOOV

Moov is proud to announce David Arkow as the company's head of global sales. He will be based at Moov's headquarters in Tempe, Arizona. Arkow is a veteran sales leader with experience at early-stage startups and mature organizations across the e-commerce, fintech, insurtech and pharma industries. David brings an invaluable skill set that includes building and scaling strategic sales organizations, implementing scalable sales operations and cultivating team cultures that attract top talent. Most recently, Arkow served for two years as vice president of sales at New York City-based Mulberry Technology, an e-commerce Series B-stage product company. Prior to joining



Mulberry, Arkow spent more than seven years at Trustpilot, an online-review platform, where he saw the company from series A through IPO as director of sales. He earned a business certificate from Columbia University in New York City and a bachelor's degree in business from Ithaca College in New York.



ARCHITECTURE & PLANNING

New Hire



Brad MeyerhoffSenior Project Manager

Todd & Associates Inc.

Todd & Associates is pleased to introduce Brad Meyerhoff, our newest Senior Landscape Project Manager. His over two

decades of experience includes Community Developments, Mixed Use, Multifamily, Mid and High-rise Developments, Senior Living, and Healthcare Campuses. Brad's passionate about creating spaces that encourage better mental and physical health through a holistic design approach, marrying form and function. He holds a Master's of Landscape Architecture from Virginia Tech University.

CONSTRUCTION

New Hire



Skye Graham

Procurement Manager

Spectra Electrical

Services, Inc.

After 18 years as Service Coordinator then Office Manager, I have enjoyed the transition to Spectra,

taking on and learning a new role in the construction industry. The team atmosphere leaves endless opportunity to grow within Spectra Electrical Services. #TeamSpectra is proud to have Skye on board!

EDUCATION

New Hire



Randi Economou

CEO

Capstone Publishing

Capstone, an innovative publisher and education technology provider of children's content for schools and

home, has named Randi Economou as its new CEO. With more than 25 years of professional experience in education and industry expertise in education technology, she brings a unique mix of talent and background to the CEO role, along with an understanding of how to build and foster an effective and rewarding culture.

EDUCATION

.....

New Hire



Taylor Hedrick

Marketing & Development Coordinator

STEM Sports

Taylor Hedrick has been promoted to the title of Marketing & Development Coordinator at STEM

Sports. Having joined the STEM Sports team in 2020, Taylor now leads all aspects of developing and implementing marketing strategies in order to best grow the STEM Sports' brand. Taylor recently received a Marketing and Advertising degree from Grand Canyon University.

LEGAL SERVICES

New Hire



Todd W. Rallison

Of Counsel

Gallagher & Kennedy

Todd returns to G&K's environmental team after 20+ years at Intel as global legal director of corporate services and, most recently, as

senior director of global government affairs, manufacturing, and sustainability policy.
Todd's extensive experience advising on environmental health and safety issues – such as chemical regulation, ESG, and product regulation and liability – enables him to provide a holistic and strategic approach to serve clients environmental needs in Arizona and nationally.

NONPROFIT ORGANIZATIONS

New Hire



Colette Black

Chief Development Officer
UMOM New Day
Centers

UMOM New Day Centers is pleased to introduce Colette Black, our Chief Development Officer. Colette

will develop and execute UMOM's strategic fundraising initiatives. With over a decade of nonprofit tenure, Colette has held a variety of executive positions working in early childhood education, a domestic violence shelter, and serving the indigent and refugee populations. She is a "fundraising warrior" specializing in directing funds to communities of color and other disadvantaged people.

AUGUST 26-SEPTEMBER 1, 2022 31

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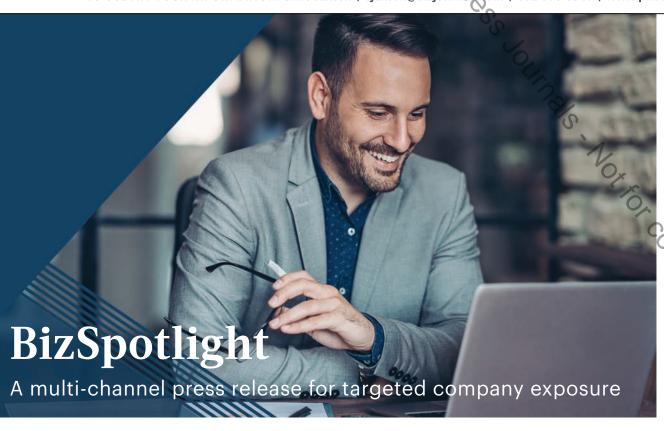


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LUXURY HOME SALES

▶ \$2M+

Brooke Levy to Malakai Properties LLC, 10265 E. Robs Camp Rd., Scottsdale 85255, Dc Ranch Parcel G 1 ID 217-71-108, \$4,800,000, 07/28/22.

Daniel Anthony Denboer and Ann Constance Denboer et al. to Gregg W. Throgmartin and Gregg William Throgmartin Revocable Trust, 4802 N. 46th St., Phoenix 85018, Tierra Feliz ID 171-32-028, \$4.750.000.08/01/22. \$4,750,000, 08/01/22.

Eric K. Lange and Melissa Ahearn to Jason E. Anderson and Adriann J. Anderson 5848 F Calle Tuberia, Phoenix 85018, Sun Valley Estates ID 128-31-042A, \$4,180,000, 08/01/22.

Vincent E. Caramella and Amber D. Caramella to Francisco Muniz IV and The Prolix Trust, 7950 E. Baker Dr., Scottsdale 85266, Lone Mountain Estates ID 216-66 801, \$3,875,000, 07/29/22.

Sohome A7 Inc. to Brian T. Mccarthy and Autumn N Mccarthy, 8500 E. Aster Dr., Scottsdale 85260, Stoneridge Manor II ID 175-12-151, \$3,800,000, 08/04/22.

Larry D. Carr and Kathleen R. Carr to Randall B. Edeker and Dawn R. Edeker, 10667 E. Yearling Dr., Scottsdale 85255, Windy Walk Estates ID 217-02-396, \$3,600,000, 08/03/22.

Keith R. Hietnas and Keith R. Hietpas and Carrie E. Hietpas to Ann L. Darke and Ann L Darke Revocable Trust et al., 9545 E. Conquistadores Dr., Scottsdale 85255, Pinnacle Peak Vistas ID 217-07-274, \$3,450,000, 07/15/22.

Philip C. Sonnenklar to Dan Martin and The Dan Michael Martin Revocable Trust et al., 13901 N. Prospect Trl., Fountain Hills 85268, Adero n Parcel 7 ID 217-69 178, \$3,450,000, 08/04/22.

Matthew W. Grant and Jeffrey R. Orofino to Lynne M. Weston Pontikes and Lynne M Weston Pontikes Revocable Trust, 35714 N. 85th St., Scottsdale 85266, Rosewood Ranch Estates ID 216-34-417, \$3,400,000, 08/01/22

Armando E. Viteri and Armando E. Viteri and Suzanne T. Viteri et al. to Eric K. Jakel and The Eric K Jakel Living Trust, 9110 N. 70th St., Paradise Valley 85253, Desert Vista Estates ID 175-61-102, \$3,350,000, 07(29/2) 07/29/22.

Lori E. Wondrasek to Stephen Silverstein and Denise S. Silverstein, 7102 E. Foothill Dr., Paradise Valley 85253, Cheney Estates ID 174-40-052, \$3,300,000,

Wayne A. Mekjian and Dana Mekjian et al. to Jason W. Hoffman and Debra D. Hoffman et al., 28746 N. 71st St., Scottsdale 85266, Turquesa Equestrian Estates ID 216-68-438, \$3,187,500, 07/29/22.

Cathy Carroll Kuffler and Cathy Carroll Kuffler and Cathy Carroll Kuffler Trust to Michael J. Goyer and Michelle C. Goyer, 8021. N. 68th St., Paradise Valley 85253, ID 174-36-002R, \$3,025,000, 08/02/22.

Jeter55 LLC to David Murphy and Katherine Murphy, 9899 N. 79th Way, Scottsdale 85258, Parcel 8 At ev Ranch ID 175-47 271. \$2.999.999. 07/29/22.

EPB Co. LLC to Christopher D. Moody and Mistilyn R. Moody, 10213 E. Desert Cv. Ave., Scottsdale 85260, Bent Tree ID 217-26-252, \$2,999,000, 07/15/22.

Alexandra Venneri and David Venneri to Sunneva LLC, 5601 E. Monterosa St., Phoenix 85018, Argyle Circle ID 172-42-016, \$2,725,000, 07/29/22.

Miller Legacy Homes LLC to Jeffrey Scheire and Jennifer Watters, 14008 N. 82nd St., Scottsdale 85260, The Patterson Ranch ID 215-54-057, \$2,700,000, 07/28/22.

Vicky Cook Shiya and VCS Family Trust to Jennifer Bryant Nagel and Thomas Nagel, 9247 N, 24th Way, Phoenix 85028, Phoenix Hillside Estates ID 165-12-126, \$2,525,000, 07/27/22.

Edgezilla LLC to Saluda Grade Short Term Renal Inc., 6619 N. 36th St., Phoenix 85018, Palm Canyon ID 164-64-007, \$2,500,000, 08/02/22.

James Brant and Brant Myja to Hamed Abbaszadegan, 9319 E. Sands Dr., Scottsdale 85255, Pinnacle Peak Vistas III ID 217-07-419, \$2,500,000, 08/03/22.

Kerry Deavila and Gregory Deavila to Erlene Helen Cormier, 4152 E. Northridge Cir., Mesa 85215, Estates On McDowell ID 141-26-093, \$2,450,000, 08/04/22.

70dd M. Clearwater to Robert Freed and Sharon P. Freed et al., 37202 N. Winding Wash Trl., Carefree 85377, The Reserve At Tranquil Trail Unit 1 ID 216-83-855. \$2.400.000. 08/01/22.

Scott B. Lynch to Henry J. Schulte and Marjorie D. Schulte, 11859 N. 119th St. Scottsdale 85259, Ancala ID 217-28-488, \$2,370,000, 07/29/22.

John Francis Hill and The Hillteam3 Trust to Weintime Rentals LLC, 5305 N. 68th Place, Paradise Valley 85253, San Marino Villa ID 173-19-033, \$2,317,500, 08/04/22.

VM Master Issuer LLC to Armm Asset Co. 1 LLC, 11227 E. Edgewood Ave./12 W. Brinker Dr./1619 W. 4th Place et al., Mesa 85208, Parkwood East 2 ID 220-79-120/500-14-062/135-35-141/et al. (5 parcels), \$2,257,354, 07/29/22.

Nicholas Lightfoot and Tamara Lightfoot to Elizabeth Hoeffer Irvine, 3816 N. 53rd Way, Phoenix 85018, Hidden Village Six ID 128-12-025, \$2,250,000, 08/04/22.

Eric Todd Davidson and The Eric Todd Davidson Living Trust to Cabral Holdings I LLC, 18193 N. 99th St., Scottsdale 85255, Windgate Ranch ID 217-11-499 \$2,200,000,07/29/22

Zebulan Schnorr to Robert Roxanne M. Schneiderwind Roxanne M. Schneiderwir 16145 E. Trevino Dr., Fountain Hills 85268, Fountain Hills Arizona ID 176-09-076, \$2,200,000, 07/27/22.

Patrick Dunphy and Virginia Dunphy et al. to Peter Vaz and Julie Vaz, 10685 E. Cottontail Ln., Scottsdale 85255, Windy Walk Estates ID 217-02-398, \$2,200,000,

08/02/22.

Amerifirst Financial Inc. Amerifirst Financial Inc. to Carson C. Peck III and Diane Peck et al., 7885 E. Soaring Eagle Way, Scottsdale \$5266, Plat Four At Winfield ID 216-48-742, \$2,150,000, 07/15/22.

Mitchell Mccabe LLC to Corey Kispert, 4327 E. Indianola Ave., Phoenix 85018, Lynda Manor ID 127-10-072, \$2,147,500, 08/03/22.

David A. Rubenzer and Peggy A. Rubenzer to Matthew Lebowitz and Bethany Lebowitz, 10198 E. Paradise Dr., Scottsdale 85260, Rosalee Ranch ID 217-26-443, \$2,100,000, 07/15/2 07/15/22.

Roberto Cantillo and Rita M. Cantillo et al. to William

► TOP SALES

\$6,325,000

SCOTTSDALE 85262

Seller: Paul F. Wutz and Margaret M. Wutz Irrevocable Trust

Buyer: Harry A. Wolin and Tracy J. Wolin

Details: Desert Mountain Phase III Unit Thirty The Village ID 219-47-471

Date: July 28, 2022

\$4,807,680

SCOTTSDALE 85255

Seller: Y1 Investments LLC

Buyer: Ryan A. Secrist and Andrea M.

Secrist

Details: Pima Acres ID 217-12-029

Date: July 29, 2022

ABOUT THIS SECTION

The following includes Phoenix-area transactions of \$1,200,000 or more filed with the Maricopa County Recorder's Office. This information is also available on disc or via e-mail including phone numbers for all transactions of \$450,000 or more. For cost and more information, call 877-593-4157. The information is listed from highest to lowest price and in the following order: seller's name, buyer's name, buyer's address, property address/location, purchase price.

R. Bliss, 18473 N. 96th Way, Scottsdale 85255, Windgate Ranch Phase 2 ID 217-11-760, \$2,075,000, 07/29/22.

▶ \$1M -\$1,999,999

Matthew A. Stanich to Scan Investments LLC, 4518 E. Calle Tuberia, Phoenix 85018, Fairlane ID 171-36 013, \$1,925,000, 07/15/22.

Brett R. Estervig to Homelight Homes Real Estate LLC, 10541 E. Windrose Dr., Scottsdale 85259, Scottsdale Foothills ID 217-22-069, \$1,920,000, 07/27/22.

Jeremiah John Foster and Jeremian John Fusica and Lisa Fowler Foster et al. to Matthew Morgan, 8443 E. Mulberry St., Scottsdale 85251, Village Grove Twenty ID 130-37-088, \$1,885,000, 08/02/22.

Stephanie L. Lantz and Stephanie L. Lantz and Christopher D. Lantz et al. to Jeffrey G. Dwigun and Sheri L. Quiros, 11670 N. 108th Way, Scottsdale 85259, Preston Hills Unit II ID 217-47-376, \$1,880,000, 07/27/22 07/27/22.

B & H Ventures LLC to Frank Love and Ashley Love, 7513 E. Windrose Dr., Scottsdale 85260, Rancho San Carlos ID 175-10-013, \$1,860,000, 07/29/22

David B. Wortman and Melissa A. Greenwell to Carol A. Schmidt, 8935 E. Mountain Spring Rd., Scottsdale 85255, Dc Ranch Parcel 2 3 Amended ID 217-68-042, \$1,815,000, 07/15/22.

James D. Sherrets to Jefferey Moates and Kimberly Moates, 8822 E. Rimrock Dr., Scottsdale 85255. Pima Acres ID 217-12-103, \$1,800,000, 08/04/22.

Robert Molitor and Angela Molitor to Windstone Trail LLC, 6716 E. Windstone Trl., Cave Creek 85331, ID 216-67-040B, \$1,800,000, 07/15/22.

Toll Brothers AZ LP to Thomas E. Hansen and Diane L. Hansen, 24911 N. 124th Way, Scottsdale 85255. Sereno Canvon Phase 1A ID 217-01-252 \$1,765,848, 08/03/22 Marian K. Rathbun and

David G. Rathbun to Bruce R. Passen and The Bruce R Passen Revocable Trust, 10978 E. Southwind Ln., Scottsdale 85262, Candlewood Estates At Troon North Unit V ID 216-73-365, \$1,715,000, 07/15/22.

Toll Brothers AZ LP to Kwan Fan, 22691 N. 120th St., Scottsdale 85262, Boulder Ranch ID 216-78-024, \$1,681,730, 08/04/22.

Toll Brothers AZ LP to John F. Wise Jr. and Ellen D. Wise, 14142 E. Highland Ave, Fountain Hills 85268, Adero Canyon Parcel 5 ID 217-69

Canyon Parcel 5 ID 217-69-341, \$1,678,958, 07/27/22.

Ronald B. Humphrey and Melissa A. Humphrey to Eric A. Hall and Beata Hall, 24391 S. 201st Place, Queen Creek 85142, The Pecans Phase 4 ID 304-93-917, \$1,662,500, 08/04/22.

Brian Oosdyke and Tina Richter to Michael A. Smith and Marjorie M. Smith et al., 11668 N. 80th Place, Scottsdale 85260, Scottsdale Country Club East Nine ID 175-14-052, \$1,650,000, 08/04/22.

Alan Joel Rothbart and Alan Joel Rothbart and Ellen Grayson Rothbart to Lauren Rosin and The Nisor Trust, 8525 E. Pepper Tree Ln., Scottsdale 85250, Tierra ID 174-09-035, \$1,650,000, 07/28/22.

Philip Spelson and Brehan King et al. to Ammar Rifai and Dana Nass, 12048 N. 135th Way, Scottsdale 85259, Villa Montavo ID 217-20-653, \$1,615,600, 07/29/22.

Eddie C. Smith and The Eddie C. Smith and The Smith Family Trust to Marc Steven Minkus and Marc Steven Minkus Living Trust et al., 6374 E. Amber Sun Dr., Scottsdale 85266, Terravita ID 211-61-266, \$1,610,000, 07/15/29 07/15/22.

Boulder Builder Mgmt. Co. LLC to Brett Frondorf and Kelly Frondorf, 10819 E. Butherus Dr., Scottsdale 85255, Parcel T Unit At Mcdowell Mountain Ranch ID 217-61-554, \$1,610,000, 07/27/22.

Jun Wang and Du Li to Satya Sivunigunta and Carmen Sivunigunta, 4423 E. Libra Place, Chandler 85249, Citrus Preserve ID 304-81-088, \$1,601,234, 07/29/22.

Chris Marzullo and Beverly B. Marzullo to Angela Gillespie and Brian Gillespie, 22819 N. 93rd St., Scottsdale 85255, Pinnacle Peak Vistas II ID 217-07-302, \$1,600,000, 08/03/22

Eric Sauers and Andrea Lopes Sauers to Allen W. Bucher and Alissa A. W. Bucher and Alissa A. Bucher, 8717 E. Spanish Barb Trl., Scottsdale 85258, Paradise Park Trails 2 ID 175-46-552, \$1,575,000, 07/27/22. Shea Homes Arizona LP to Aaron D. Haehl and Aaron Haehl Trust, 13064 E. Chama Rd., Scottsdale 85255, Storyrock 1B Section D ID 217-01-350. \$1,571,000,07/15/22

Toll Brothers AZ LP to Fric Malmsten, 17394 W. Montpelier St., Surprise 85388, Toll At Prasada ID 502-13-671, \$1,563,863, 07/27/22.

Stephen R. Williams to 7447 Royal LLC, 6655 E. Tanya Rd., Cave Creek 85331, ID 216-11-005E, \$1,560,000, 08/03/22.

Toll Brothers AZ LP to Timothy Scott Malcolm and Michelle Lynn Malcolm et al., 3884 E. Sagebrush St., Gilbert 85296, Lakeview Trails At Morrison Ranch ID 313-31-169, \$1,548,445, 07/27/22.

Michael A. Warner and Maria K. Warner to Robert J. Kuta and Nancy L. Kuta, 16604 N. 108th St., Scottsdale 85255. Mcdowell Mountain Ranch Parcel C ID 217-17-181, \$1,540,000, 07/29/22.

Kaizen Institute Consulting Group USA Inc. to MTN Shadows AZ LLC, 5455 E. Lincoln Dr. #1021, Paradise Valley 85253, Mountain Shadows Resort Condominium Hotel ID Condominium Hotel ID 169-30-161. \$1.525.000. 07/29/22.

Paul Pannozzo and The Paul Pannozzo and The Pannozzo Living Trust to Josh Sandberg and Amy Sandberg, 6112 E. Laurel Ln., Scottsdale 85254, Equestrian Manor Unit Two Amended ID 167-37-057, \$1,500,000, 07/29/22.

Paul Niday and Allison Niday et al. to Christopher Aaron Evans and Sarah Evans, 36400 N. Placid Place, Carefree 85377, Velvet Shadows ID 219-11-012 \$1,500,000, 07/15/22.

Meyer Haines to Michael G. Redstone and Linda Redstone, 5402 E. Crocus Dr., Scottsdale 85254, Village Estates ID 215-65-252D, \$1,497,789, 08/02/22.

Burnam W. Baker III and Erin Michelle Baker to Michael Zajac and Jo Beth Zajac, 17827 E. Colt Dr., Queen Creek 85142, Dorada Estates ID 313-21-845 \$1,495,000, 08/01/22.

Edward Jerome Kelly and Toni Jean Kelly et al. to Jeffrey Traynor and Ellen Traynor, 15304 E. Sundown Dr., Fountain Hills 85268, Sunridge Canyon ID 176-18-766, \$1,450,000, 07/15/22. Richard L. Belford and Joan M. Belford et al. to Cynthia J. Harrison and Robert Harrison et al., 5433 E. Las Piedras Way, Cave Creek 85331, Montevista ID 211-89-503, \$1,450,000, 08/01/22.

David Nilsen and Diane David Nilsen and Diane Nilsen to Marcus Waite and Lindsey Waite, 20211 E. Pecan Ln., Queen Creek 85142, The Groves Of Queen Creek ID 304-91-126, \$1,435,000, 08/04/22.

Todd D. Barton and Heather L. Barton to Janine Penagos and Rick De Jesus, 20177 E. Via De Arboles, Queen Creek 85142, The Pecans Phase 3 ID 314-04-597. \$1.425.000. 08/03/22.

John Schmitt to Marc John Schmitt to Marc John Perry and Katherine Wesseling Perry, 8617 E. De La O Rd., Scottsdale 85255, Pinnacle Peak Estates Unit Three Phase One ID 212-03-200, \$1,425,000, 08/01/22.

Spencer Bailey and Natasha Bailey et al. to Henri Macarthur and Henri C Macarthur Trust, 8811 N. 172nd Dr., Waddell 85355, Romola Of Arizona Grapefruit Unit ID 502-10-976G, \$1,423,000, 08/04/22.

Douglas E. Goode and Joan Ellen Goode et al. to David Hebard and Marnice Hebard, 9898 E. Allison Way, Scottsdale 85262, Mirabel Village 15 ID 219-62-246, \$1,400,000, 08/03/22.

Traci Denson and Marvin Allen Denson et al. to James Franklin Herald Jr. and Lisa Gordon Herald, 15406 E. Cavedale Dr., Scottsdale 85262, ID 219-37-409X, \$1 399 000 07/27/22

Henry Rubio to Pamela J. Henry Rubio to Pamela J. Krochmalny and Michael W. Krochmalny, 18224 W. Rancho Ct., Litchfield Park 85340, Russell Ranch Phase III ID 502-29-144, \$1,399,000, 07/15/22.

Lori A. Nelson to Harper West LLC, 19816 W. Mitchell Ct., Buckeye 85396, Pasqualetti Mountain Ranch Phase 2 And 3 ID 502-62-102. \$1.390.000. 08/03/22. Scott A. Gould to Craft

Property Solutions LLC, 4425 N. 38th St., Phoenix 85018, Ambassador Manor ID 170-25-011, \$1,375,000, 07/27/22.

Old West Capital LLC to MRW Investments LLC, 4030 E. Colter St., Phoenix 85018, Cudia City Estates ID 171-08-047, \$1,362,500, 07/27/22.

David R. King and Nina

N. King et al. to Sasi N. King et al. to Sasi Kuppannagari and Pragyansri Pathi, 8440 E. Thoroughbred Trl., Scottsdale 85258, Paradise Park Meadows I ID 175-46-760, \$1,350,000, 07/29/22.

Robert C. O'Glesby and Robert C. Reece and Heidi M. Reece, 2766 E. Virginia St., Gilbert 85296, Agritopia Phase 1 ID 309-15-582. \$1,350,000, 08/02/22.

Sidney Walker and Crystal Walker to Ivan Royal and Aimee Royal et al., 3022 S. 195th Ln., Buckeye 85326, ID 502-47-004K, \$1,350,000, 08/04/22.

Adrian Covaciu and Raluca Covaciu to Mary Slattery and Anne Sieben, 2330 W. Quail Track Dr., Phoenix 85085, Valley Vista Parcel A Amended ID 210-19-496 \$1,350,000, 08/01/22.

Toll Brothers AZ LP to Susan Jungman, 23766 N. 123rd Way, Scottsdale 85255, Sereno Canyon Parcel B1 Phase 4 ID 217-01-481, \$1,310,147,07/29/22.

Dean L. Harder and Carolyn K. Harder to Donald Runowski and Chutima Runowski 24808 N 118th Place, Scottsdale 85255, Desert Crest At Troon Ridge ID 217-55-015, \$1,300,000, 07/15/22.

John D. Zicarelli to Red Ree LLC, 15215 N. Kierland Blvd. #315, Scottsdale 85254, The Plaza Lofts At Kierland Commons ID 215-42-530, \$1.300.000.08/03/22.

Philip Alan Baker and Philip Alan Baker and Chandra Kim Baker to Jackson Woodruff and Hailey Woodruff, 24505 S. 140th Way, Chandler 85249, ID 304-82-471E, \$1,300,000, 08/04/22.

Thomas Mello to Jessica **Dikia Owens**, 250 W. Wier Ave., Phoenix 85041, Broadway Acres ID 113-29-038E, \$1,300,000, 08/04/22

Thomas Lee Stoner and Laurie A. Stoner to Bernard Nguyen, 27552 N. 86th Ave., Peoria 85383, Westwing Mountain Parcel 14 Amended ID 201-37-258, \$1,299,000, 08/01/27 08/01/22.

Dean R. Duncan to Geoff Gray and Natalie Ryness, 4314 E. Calle Redonda, Phoenix 85018, Regents Park ID 171-35-057, \$1,295,000, 08/01/22.

Robert J. Wernecke to Desert Land Investment Properties LLC, 17320 N. 77th Way, Scottsdale 85255, Princest Views ID 215-08 Princess Views ID 215-08-083, \$1,295,000, 07/15/22.

Woodside Homes Sales **AZ LLC and Pamela Pratt** to Nileshni D. Singh and Ravinesh Singh, 4640 S. Ferric, Mesa 85212, Eastmark DU 3 4 North Phase 2 And 3 1D 312-16-315, \$1,290,742, 07/29/22.

Troy Dean Rainwater and Barbara Jean Rainwater to Jimmie P. Watkins and Lora C. 200th Way Mee 15508 S. 229th Way, Mesa 85212, Superstition View Ranchettes ID 304-93-027C. \$1,290,000,07/15/22.

TM Homes of Arizona Inc. to Gary Edward Haight and Linda Maria Haight, 13347 E. Parkview Ln., Scottsdale 85255, Storyrock 1C Phase 1 ID 217-03-598, \$1,280,732, 07/29/22.

Jan W. Mcdowell and Jennifer A. Mcdowell to John Viniotis and Hallee Viniotis, 8337 E. San Ricardo Dr., Scottsdale 85258, Estados D Fla Manacha ID 175-58-233, \$1,275,000, 07/15/22.

Ben Potter and Kathleen A. Potter et al. to Joshua Burgett, 6811 E. Mescal St., Scottsdale 85254, Casa Del Oeste ID 175-37-014, \$1,275,000,07/29/22.

James Snyder Dellaripa and James Snyder Dellaripa and Ginger Leigh Dellaripa et al. to Craig S. Tietjen and Laurie L. Tietjen, 21481 N. 77th Place, Scottsdale 85255, Grayhawk Parcels A 2B And 2C ID 212-36-747, \$1,255,000, 08/01/22.

\$1,255,000, 08/01/22.
Timothy Pugsley and
Rachelle Pugsley et al. to
Andrew R. Sampson and
Kimber N. Sampson, 2662 E.
Vaughn Ave., 61bert 85234,
Gilbert Country Acres ID
304-14-081B, \$1,250,000,
07/29/22.

Jeffery L. Green and Sheron S. Green et al. to Lawrence R. Kosinski and Sherry A. Menoni Kosinski, 8317 E. La Junta Rd., Scottsdale 85255 Pinnacle Peak Estates Unit Three ID 212-03-338, \$1,250,000, 08/02/22.

Donna Jane Dudley and The Donna Jane Dudley Revocable Trust to Cortlandt Cuffee and Shannon Inukai Cuffee, 6729 E. Brilliant Sky Dr., Scottsdale 85266, Parcel U At Terravita ID 216-89-037.

\$1,250,000,07/29/22 Kristine Khogyani and Kristine Powell to 3615 Glenrosa LLC, 3615 E. Glenrosa Ave., Phoenix 85018, Camelback Horizons ID 170-31-026, \$1,250,000, 07(29/2) 07/29/22.

Lori A. Hartman and Estate of Pearl J Bloom to Adrian Diaz and Mirna M. Diaz et al., 11352 E. Mariposa Grande Dr., Scottsdale 85255, Troon Ridge Estates Unit III ID 217-02-819, \$1,250,000, 08/04/22.

L. Koch et al. to Heritage Group LLLP, 2457 E. Melrose St., Mesa 85213, Glenwood Parke ID 141-05-438

\$1,242,000, 07/15/22 Michael Scott Hord and Michael Scott Hord and Corey Alison Hord to Michael Brambier and Sonia Brambier, 1456 W. Port Au Prince Ln., Phoenix 85023, Coral Gables Estates Unit Three ID 208-16-289, \$1,237,500, 08/03/22.

Harrison J. Bachrach and Laura A. Bachrach et al. Laura A. Bachrach et al. to Matthew Goldberg and Shannon Goldberg, 8634 S. Willow Dr., Tempe 85284, Warner Estates ID 301-51-346, \$1,230,000, 07/29/22.

Daniel Y. Stark and Alycia Gallego and Michael
Gallego et al., 5777 S.
Fawn Ave., Gilbert 85298,
Marbella Vineyards Phase 2B ID 313-18-810, \$1,225,000, 07/29/22.

Donald R. Kendt and Donald Robert Kendt & Nancy Ann Kendt Family Trust to Timothy Daly and Amy N. Daly, 5701 E. Calle Del Paisano, Phoenix 85018, Del Paisano, Phoenix B5018, Del Ray Estates Four ID 128-28 011. \$1.225.000. 07/27/22.

TNT Real Estate Holdings TNT Real Estate Holdings LLC to Kelly Christopher Tew II and Cynthia Lynn Ticha, 36208 N. 26th Place, Cave Creek 85331, ID 211-67-075C, \$1,213,476, 08/01/22.

Gurezak Luxury Development LLC to Thomas Maglio and Peggy Moran, 15704 E. Grassland Dr., Fountain Hills 85268, Dr., Fountain Hills 85268, Fountain Hills Arizona Final Plat #505 D ID 176-22-444, \$1,200,000, 07/29/22.

Michael B. Barclay and Tuesdee Barclay to Garret Hiatt and Kimberly Hiatt, 18653 E. Arrowhead Trl., Queen Creek 85142, Cortina Parcel 6 ID 304-61-486. \$1,200,000, 08/03/22.

David J. Bennett and Tania B. Bennett et al. to Aaron Massaro and Jennifer Massaro, 26871 N. 88th Dr., Peoria 85383, Westwir Mountain Phase II ID 201-39-561, \$1,200,000, 07/29/22.

LEADS

Information to build your business

New **businesses**

The following are new business leads taken from business leads taken from selected filings of sales tax and new business filings for Maricopa County. Because of space constraints, only part of the list provided may be printed here. Not all leads provided to us include the provided to us include the business category. For more information, contact Greg Barr at qbarr@biziournals.com

AT & T 830 W Warner Rd #102, Gilbert 85233.

Avalon Dental, 2680 S. Val Vista Dr. #161, Gilbert 85295.

Rooted Mental Health Solutions LLC, 3303 S. Lindsay Rd. #125, Gilbert 85297.

Good Vibes, 10539 E. Nopal Ave., Mesa 85209.

Affirmative Air, 1528 W. San Pedro St., Gilbert 85233.

Airside MRO Inc., 1503 W. San Pedro St., Gilbert 85233.

Archers Bikes, 761 N. Monterey St., Gilbert 85233.

American Drawer, 635 W. Commerce Ave. #A, Gilbert 85233

And Go Concepts LLC, 5218 E. Baseline Rd., Gilbert 85234.

Bevond the Horizon, 2915 85234.

A New Horizon LLC, 2915 E. Baseline Rd. #108, Gilbert 85234.

Athleta #8721, 2218 E. Williams Field Rd. #408, Gilbert 85295.

Cody's Corner, 5656 S. Power Rd. #C138, Gilbert 85295.

Consider the Lilv Inc., 2473 S. Higley Rd. #104-201.

Gilbert 85295. Marize Facials 1511 S

Higley Rd. #9, Gilbert 85296. **Higley Park East LLC,** 1511 S. Higley Rd., Gilbert 85296.

Kingdom Kuts, 835 S. Gilbert Rd. #7, Gilbert 85296.

Beauty Lines by Lindsay, 1166 E. Warner Rd. #101B, Gilbert 85296.

Linden, 7 E. Palo Verde St. #2. Gilbert 85296.

Manor, 3150 E. Ray Rd. #188, Gilbert 85296.

Source, 3150 E. Ray Rd. #104, Gilbert 85296.

JDM Barba, 143 E. Germann Rd. #101. Gilbert 85297.

Gilbert Greens Apartments, 1101 N. Gilbert Rd., Gilbert 85234.

The Wellness Bar. 1674 N. Higley Rd. #105, Gilbert 85234.

Blue Violets Catering LLC, 20100 N. 78th Place #2079, Scottsdale 85255.

The Derma Bar, 1401 E. Williams Field Rd. #35, Gilbert 85295.

Sportswear Express Gilbert LLC, 1035 N. McQueen Rd. #109, Gilbert 85233.

Think Art Gallery & **Framing**, 15125 N. Hayden Rd. #101, Scottsdale 85260.

Advance Auto Parts #8339, 4676 S. Higley Rd., Gilbert 85297

Anything Is Possible Youth and Family Services, 1530 W. Elliot Rd., Gilbert 85233.

Muse Extension Lounge 2268 F. Williams Field Rd #105, Gilbert 85295.

Flite Vocational and **Tutoring Services**, 1757 E. Baseline Rd. #107, Gilbert 85233.

Collier Aesthetics, 1714 W. Guadalupe Rd. #104, Gilbert

Simply Skin Med Spa, 1753

N. Higley Rd. #101, Gilbert 85234.

Johnson Fitness & Wellness 1555 N. Gilbert Rd., Gilbert

Liv Barbershop, 1435 E. Warner Rd. #B103, Gilbert

Yas A Hair Color Studio, 1422 W. Warner Rd. #A102-109, Gilbert 85233.

Rejuvenetix LLC, 2922 N. 70th St., Scottsdale 85251. Canyon Massage and Bodywork, 14891 N.

Northsight Blvd. #121, Scottsdale 85260. Scottsdale 85260.

Mystic Tones Salon, 2268

E. Williams Field Rd. #105,

▶ DBA certificates

The following are notices filed with the Maricopa County Recorder's Office, as required by the state, indicating an individual or other entity intends to do business under another name.

The W.W. Williams Co. LLC dba Guaranteed Truck Service, 9440 N. 75th Ave., Peoria 85345.

The W.W. Williams Co. LLC dba Guaranteed Truck Service, 7028 W. Van Buren Ave., Phoenix 85043.

Fusion Energy Solutions Inc. dba Serva Medical, 2111 S. Industrial Park #106. Tempe 85282.

Fusion Energy Solutions Inc. dba Serva Digital, 2111 S. Industrial Park #106 npe 85282.

Registrar of Contractors applications

Pending applications are taken from files posted at the Registrar of Contractors Office, 1700 W. Washington St., Ste. 105, Phoenix. The registrar recommends that information be confirmed by information be confirmed by calling 602-542-1525 prior to taking action.

PENDING APPLICATIONS

Valley Concrete Cutting LLC, P.O. Box 33, Buckeye 85326, Andres Chavez, class c-57.

JJJ Electric LLC dba JJJ Electric, 4840 E. Magic Stone Dr., Phoenix 85044, Juan Guevara, class cr-11.

The Wire Guy Electric Co. **LLC**, 2708 E. Pueblo Ave., Mesa 85204, class cr-11.

Better Choice Development AZ LLC, 4365 E. Pecos Rd. #140, Gilbert 85295, Bradley Young, class cr-2.

Acuario Landscaping and Acuario Landscaping and Maintenance LLC, 10014 N. 17th Ave., Phoenix 85021, Donaciano Martinez, class cr-21.

MPA Construction LLC, 5527 E. Garnet Cir., Mesa 85206, class cr-39.

Phoenix Roofing & Repair LLC, 1125 E. Northview Ave., Phoenix 85020, Josiah Guthrie. class cr-42.

BDESIGN LLC, 8924 E Pinnacle Peak Rd. #G5-449, Scottsdale 85255, Bryan Siewin, class kb-1.

Four Peaks Roofing LLC, 1005 E. Hearn Rd., Phoenix 85022, class kb-2.

Commercial real estate transactions

The following includes transactions of \$300,000 or more filed with the Maricopa County Recorder's

► ABOUT THIS SECTION

READER GUIDE

Leads is a collection of information gathered from Phoenix-area courthouses, government offices and informational websites. We gather these public records so you can build your business.

No matter what business you are in, you can gain a competitive edge by reading Leads. Find new and expanding businesses and new customers. Find out the area's commercial and residential hot spots. Find clues about the financial condition of your vendors, customers or competitors.

The listings for each category may vary from week to week because of information availability and space constraints.

EMAIL EDITION

Office Information is

Uffice. Information is listed in this order: seller's name, buyer's name and address, property address or description and price.

Excel Owner Promendade

LLC, 16243 N. Scottsdale Rd., Scottsdale 85254, The Promenade ID 215-45-032,

\$180,000,000, 08/02/22.

WM On Gilbert Rd II LLC to DP Gilbert Road LLC, 1233 S. Gilbert Rd., Gilbert 85296, The Wyatt By Watermark ID

304-25-947, \$91,000,000, 07/28/22.

Excel Lake Pleasant LLC and

Excel Lake Pleasant LLC and Excel Lake Pleasant I LLC on BVA LP SPE LLC and Lake Pleasant SPE Spradlin LLC et al., 24640/24650/24654 N. Lake Pleasant Pkwy. et al., Peoria 85383, Lake Pleasant Pavilion South ID 201-08-164/201-08-166/201-08-146/et al. (9 parcels).

08-146/et al. (9 parcels), \$50,500,000, 08/03/22.

Rosebud Properties Camelback Ltd., 2777 E.

Camelback Rd., Phoenix 85016, ID 163-18-083P,

\$34,000,000,07/28/22.

Evergreen I 10 & Ray LLC to Schnitzer Investment

to Schnitzer Investment Corp., 800/840 N. 54th St., Chandler 85226, Chandler Pavilions Unit 1 ID 301-84-199/301-84-195/301-84-194, \$28,975,000, 07/15/22.

The Falls Investors LLC to KP Ocotillo LLC, 1025/1095

W. Queen Creek Rd., Chandler 85248, The Falls At Octillo ID

303-39-983/303-39-982,

BW Tempe Hotel LP to Mani Hotels LLC, 1429 N. Scottsdale Rd., Tempe 85288, Tempe Hotel Subdivision ID 132-11-056, \$15,500,000, 08/04/22.

Equity Partners Group LLC to Maya Hotel LLC, 4415 N.

Buckboard Trl., Scottsdale 85251, ID 173-41-260,

\$13,548,000, 07/29/22.

Warner Greenfield LLC

Warner Greenfield LLC to Warner Greenfield Holdings LLC, 832/858/88 S. Greenfield Rd., Gilbert 85296, Warner Greenfield Square ID 304-26-876/304-26-877/304-26-878, \$12,650,000, 08/04/22.

Tempe Crossroads LLC to TMP Estate LLC, 315/325 W.

\$24,000,000,07/15/22.

2777 LPGS JV LLC to

LLC and Excel Sears Promenade LLC to

Scottsdale Promenade

To buy Leads information for Phoenix and more than 40 other markets, call 877-593-4157, or see bizjournals.com/ leads. The information is available on disk or via email and will arrive earlier than the published version.

Elliot Rd./7707 S. Kyrene Rd., Tempe 85284, Grössroads Of Tempe ID 301-52-982/301-52-981/301-52-983 \$11,250,000, 07/29/22.

Ethan Allen Retail Inc.
and Ethan Allen Inc. to
Arrowhead STV LLC,
7720 W. Bell Rd., Glendale
85308, ID 200-43-012C,

Capital Allocation Partners

Tempe Sun Partners LLC.

210/220 S. Roosevelt St., Tempe 85281, State Plat 12 ID 124-31-026G/124-31-026H, \$7,400,000,

Renegade Realty Trust LLC

to Eugenia D. Rios and The

Rios Family Exemption Trust B et al., 24615 N. 23rd

Ave., Phoenix 85085, Caliber

Collision ID 210-05-956,

5C Capital LLC and M136

5C Capital LLC and M136 LLC et al. to Recnation AZ 1 LLC, 1921 W. 1st Ave., Mesa 85202, Mesa West Commerce Center ID 134-32-022A, \$7,000,000, 07/28/22.

Ofhotel LLC to Maya Hotel

LLC, 4415 N. Buckboard

Trl., Scottsdale 85251, ID

173-41-260. \$6.452.000.

WLD Housing LLC to The

Governor Apartments
LLC, 1717 E. Mcdowell Rd.,
Phoenix 85006, ID 116-14088, \$6,150,000, 07/27/22.

MK Hotels LLC to Everglow Hospitality LLC, 2735 W. Sweetwater Ave., Phoenix 85029, Westown Commercial Center ID 149-21-014E,

\$6,000,001,07/29/22.

Marge and Mavis LLC to

5th & Marshall LLC, 4150

5th & Marshall LLC, 4150 N. Marshall Way/7045 E. 3rd Ave., Scottsdale 85251, Western Park Properties Unit Three ID 173-50-088/173-50-087, \$5,000,000, 07/27/22.

International Inc. to Lines Desert Divers LLC, 4055

S. Sarival Ave., Goodyear 85338, Goodyear Industrial

321, \$5,000,000, 07/29/22.

Park Phase One ID 500-06

NEC E&G LLC to SCD

Ellsworth LLC, ID 304-62-004Q, \$4,955,022, 08/01/22.

JS & G Family LP to OZ16 QOZB LLC, Mesa City ID 138-54-036, \$4,500,000, 08/01/22.

Commercial Divers

07/29/22.

\$7,277,702, 08/02/22

\$8,400,000,08/01/22.

Sidecar Fund I LLC to

07/15/22.

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State tax liens	N/A
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Vacant land transactions	33

8800 N 22nd Avenue LLC to Native Health, 8800/8820 N. 22nd Ave., Phoenix 85021, ID 158-05-015/158-05-014, \$4,300,000, 07/29/22.

ABDD Arizona RE LLC to Chamberstone Properties LLC, 1909 W. Baseline Rd., Phoens 85041, 1919 Baseline ID 300-17-776, \$4,250,000, 08/02/22.

SW 14 LLC to James R. SW 14 LLC to James R. Kukowski and Marilyn Kukowski et al., 16763 N. Perimeter Dr., Scottsdale 85260, Terra Verde Office Campus ID 215-50-350/215-50-351, \$4,098,124, 08/03/22.

08/03/22. 320 Piedmont LLC to RAS Developments Inc., 300/317/318 E. Virginia Ave. et al., Phoenix 85004, Virginia Circle ID 118-45-127/118-45-128/118 45-129/et al. (6 parcels), \$4,000,000, 07/29/22.

Dysart & Mcdowell LLC to SSCW Dysart Mcdowell LLC, 1607 N. Dysart Rd., Avondale 85392, Alameda Crossing ID 508-13-005, \$3,900,000, 07/28/22.

Sixthe Five Plus LLC to The Charter Foundation Inc., 1333 W. Camelback Rd., Phoenix 85013, Cox Estates ID 155-44-063A \$3,800,000, 07/28/22

4253 Scottsdale LLC to 4253 Scottsdale LLC to Biltmore Office LLC, 2701 E. Camelback Rd. #160, Phoenix 85016, Biltmore Park ID 163-18-090, \$3,630,000, 07/27/22.

Chevmas LLC to Ebrahim Abe Kaabipour and Shahla Kaabipour et al., 6930 E. Thomas Rd., Scottsdale 85251. Avery Subdivision ID 130-15-008B, \$3,381,818, 07/15/22.

Avondale Medical Campus LLC to A Suite Building LLC, 18001 N. 79th Ave., Glendale 85308, Avondale Medical Campus LLC ID 231-04-277B, \$3,000,000, 07/27/22.

Avondale Pad Holdings LLC to Minke Investments LLC, 888 N. 114th Ave., Avondale 85323, Avondale City Center ID 102-57-261, \$3,000,000, 07/15/22.

Brookfield Holdings LLC to William Lyon Homes Inc., Rancho Mercado Parcel A16 ID 503-54-006M, \$2,984,670, 07/29/22. Nshe Dana Point LLC to L&P Hope Properties LLC,

1801 S. Extension Rd., Mesa 85210 ID 134-24-0050 \$2,975,000,07/29/22 Arrington Watkins

Arrington Watkins
Properties LLC to 8280
E Gelding LLC, 5240 N.
16th St., Phoenix 85016, ID
162-11-015, \$2,900,000,
08/01/22.

BH USA LLC to Diamond Elite 6516 LLC, 6516 N. 7th St., Phoenix 85014, Orangewood ID 161-19-071F, \$2,830,000, 08/02/22

Ledgestone Place LLC to Ledgestone 3 LLC, 15640 N. 7th St., Phoenix 85022, ID 208-12-007L, \$2,750,000, 07/29/22.

RWG 1976 LLC to LS4747 LLC, 4747 S. Lakeshore Dr., Tempe 85282, Lake Country Estates Unit 1 ID 133-38-004F, \$2,700,000, 07/29/22.

AZ Baseside LLC to Avalon city Gate LLC, 1315 N. Higley Rd., Gilbert 85234, City Gate Lots 1 4A ID 313-12-880, \$2,635,200, 07/27/22. Rideout Properties LLC to GRS Investment Co. LLC, 4329 N. 13th Place/4410 N. 14th St., Phoenix 85014, Meadowbrook Tract ID

Meadowbrook Tract ID 155-08-061/155-08-059, \$2.600.000, 08/01/22.

7 Figures 16026 LLC to Daniel J. Maxwell, 16026 N. Cave Creek Rd., Phoenix 85032, ID 214-41-004P, \$2,600,000, 07/27/22.

Store Master Funding XI LLC to Hope and The Diamonds LLC, 1675 W. Happy Valley Rd., Phoenix 85085, Happy Valley Mixed Use ID 210-07-075, \$2.590.000, 08/04/22.

Grand Canal Villas LLC to Grand Canal Villas LLC to Turney Canals LLC, 1040 E. Turney Ave./1118 E. Turney Ave. #3, Phoenix \$5014, Carolyn Place ID 155-14-036A/155-14-001A, \$2,550,000, 07/15/22.

GDO LP LLLP to Mavericks of Santa Fe LLC, 7237 E. Main St., Scottsdale 85251, Scottsdale ID 130-23-117, \$2,500,000, 08/01/22. Arizona SW Properties LLC

Arizona SW Properties LLC to BTS Holdings 103 LLC and BTS Holdings 104 LLC, 9096 E. Bahia Dr. #103, Scottsdale 85260, 90th Street And Bahia Business Park Condominiums ID 217-13-422, \$2,495,000,

07/27/22.

East Valley Assembly of God and Without Walls God and Without Walls Church to New Heights Church Inc., 2542 W. Warner Rd., Chandler 85224, ID 302-79-834, \$2,400,000, 08/04/22.

Arcadia Canal Associates LLC to 4148 Arcadia LLC, 4148 N. Arcadia Dr., Phoenix 85018, Jeffery Leigh ID 171-54-074, \$2,250,000, 08/01/22.

Richard D. Spotswood and Joanne P. Spotswood et al. to Mesa Shopping Center LLC, 6470 S. McClintock Dr., Tempe 85283, Tempe Square ID 301-48-010M \$2,195,000, 07/29/22

Columbus 77 LLC to 2144 E Roosevelt Street LLC, 77/79/83 E. Columbus Ave. Phoenix 85012, Belle Vista Place ID 118-33-089/118-33-088/118-33-090/et al. (4 parcels), \$2,175,000, 07/15/22.

Malcolm Family LP and Connie M. Malcolm to Connie M. Malcolm to Corridor Living LLC, 17221 N. Litchfield Rd., Surprise 85374, Surprise Village At West Point Towne Center ID 503-67-879, \$2,000,000, 07/27/22.

Shelley Helland and Missionary Wings Inc. et al. to Arizona Water Co. Inc., 19215 W. Camelback Rd., Litchfield Park 85340, ID 502-29-353C, \$2,000,000, 08/01/22

Galaviss Tire Shop LLC to The Skaggs Investment
Co. LLC, 5775 N. 51st Ave.,
Glendale 85301, ID 145-01418, \$1,825,000, 07/27/22.

Jonathan E. Rovey and Arnold H Rovey Credit Trust to Stine Enterprises Inc., 2520 W. Glendale Ave., Phoenix 85051, Glen Manor ID 157-32-032, \$1,700,000, 08/04/22.

Fredrick Benbow and Juanita Grace Benbow et Materials South, 23191 W. Beloat Rd., Buckeye 85326, ID 400-14-004S, \$1,657,617, 08/01/22.

1434 N 26 Ave LLC to J A M Detroit Properties LLC, 1444 N. 26th Ave., Phoenix 85009, Edelbrock McDowell Wast Subdivision ID 109-West Subdivision ID 109-05-020B, \$1,517,975, 08/04/22.

Arizona Vacation Ownership LLC to Parcel G Development LLC, The Phoenician ID 172-12-076, \$1,350,000,07/27/22.

Sanson Properties LLC to Smart Start Holding LLC, 16830 N. 12th St., Phoenix 85022, Bell Embarcadero ID 214-16-243, \$1,330,000, 08/01/22.

Bomar Properties Mesa LLC to 625 Southern Ave LLC, 625 W. Southern Ave., Mesa 85210, ID 134-22-004W, \$1,275,000, 08/01/22.

Simoncre Robert II LLC to KLMN Grand LLC, 750 Grand Ave., Phoenix 85007, University Addition ID 111-30-086D, \$1,250,000, 08/03/22.

2412 E University Dr LLC to J A M Detroit Properties LLC, 2412 E. University Dr., Phoenix 85034, ID 121-43-0575, \$1,228,633, 08/04/22.

BLB Properties LLC to Echoguard Holdings LLC, 4838 E. Baseline Rd. #128, Mesa 85206, The Commons At Pierpont Condominiums ID 140-68-133, \$1,177,000, 08/01/22.

2800 N 24th St LLC to 2800 N 24th St LLC to TTP AZ LLC, 2800 N. 24th St., Phoenix 85008, ID 117-01-117S, \$1,150,000, 08/03/22.

Safe Management LLC to Timothy E. Maxson and Laura F. Maxson et al., 3845 E. University Dr., Phoenix 85034, Williams

Okemah Addition Amended ID 122-01-018A, \$1,100,000,

Anthem Pitstop Lube Express LLC to GM Anthem Holdings LLC, 42011 N. Gavilan Peak Pkwy., Anthem 85086, Anthem East Side Mixed Use Parcel 1 ID 203-04-532, \$1,100,000, 08/02/22.

Northport Baptist Church to JMM Development Services LLC, ID 504-21-864, \$1,091,244, 08/04/22.

10040 N Metro Parkway W LLC to J A M Detroit Properties LLC, 10040 N. Metro Pkwy. W., Phoenix 85051, Metrocenter Tract 10 ID 149-16-393, \$1,085,256, 08/04/22.

SKGNU LLC to JG Investments AZ LLC and SC Real Estate Investments LLC et al., 535 E. McKellips Rd. #400. Mesa 85203. Mckellips Professional Center ID 136-24-393A. \$1,060,000, 07/28/22

Dabney Properties LLC to M & J Group LLC, 44026 N. Black Canyon Hwy., New River 85087, ID 202-22-021A, \$1,050,000, 08/01/22.

Irish Enterprises LLC to Store Master Funding V LLC, 6315 E. Thunderbird Rd., Scottsdale 85254. Shea North Estates #5 ID 167-03-164, \$1,045,000, 08/04/22

Nora J. Lewis and Michael R. Lewis to X907 Investments LLC, 1930 N. Higley Rd., Mesa 85205, Higley Mckellins Business Higley Mckellips Business Center ID 141-35-040, \$1,037,409,07/29/22

Vacant land transactions

The following includes transactions of \$300.000 transactions of \$300,000 or more filed with the Maricopa County Recorder's Office. Information is listed in this order: seller's name, buyer's name and address, property address or description and price.

DMB Mesa Proving Grounds LLC to DG Eastmark Property Owner LP, Eastmark Developme , ent Units And 6 ID 304-34-977H. \$36,210,720,07/15/22.

Pacific Proving LLC to TB Mesa I LLC, ID 304-35-004N, \$19,068,390, 08/01/22.

Solid State Fort Silver LP and Alliance Funding V LLC et al. to The Cubes at Meridian 24 LLC. ID 304-34-033B. \$15.150.000. 08/02/22.

Fllsworth 92 LLC to SCD Ellsworth LLC, ID 304-62-004V, \$8,944,977, 08/01/22.

Forestar USA Real Estate Group Inc. to Trouvaille Phoenix LP, Trouvaille ID 101-41-610/101-41-611/101-41-612/et al. (60 parcels), \$6,102,750, 07/27/22.

Alliance Funding III LLC to Property Design Develop LLC. ID 304-62-926. \$5,600,000, 07/27/22.

K2H Juniper LLC to WSD ilton Stellar Airpark Storage LLC, 4320 W. Chandler Blvd., Chandler 85226, Stellar Business Park ID 301-67-971, \$3,550,000, 08/03/22.

Simoncre Rubicon IV LLC to River Ridge LLC, 5247 S. Ellsworth Rd., Mesa 85212, Cadence At Gateway North ID

Avalon Roosevelt LLC to Steindl & Steindl Inc., 620 W. Baseline Rd., Tempe 85283, Nec Baseline Road And Roosevelt Street Retail ID 123-54-211, \$2,910,000, 08/03/22.

313-25-864, \$2,941,000, 08/02/22. Avalon Roosevelt LLC to

LEADS

M 2 CBC 234 LLC to Chandler TB II LLC, Chandler Industrial Business Park ID 303-31-665, \$2,750,000, 08/03/22.

Cece Development LLC to Buckeye2022 LLC, ID 504-40-020D, \$2,500,000, 08/01/22

William L. Anderson and Katherine E. Anderson et al. to Property Design Develop LLC, 19417 E. Rittenhouse Rd., Queen Creek 85142, ID 304-61-989, \$2,475,000, 07/27/22.

PL Black Mountain Reserve LLC to Toll Brothers AZ Construction Compa, 8398 E. Old Paint Trl., Scottsdale 85266. Reserve At Black Mountain ID 216-34-426, \$2,025,000, 07/28/22

MG Real Estate Holdings MG Real Estate Holdings LLC to 67th LLC, 5653 N. 67th Place, Paradise Valley 85253, Graham Estates II II 173-12-029, \$2,000,000, 08/04/22.

Jen Arizona 47 LLC to Ashton Woods Arizona LLC, 11218/11230/11231 E. Utah Ave. et al., Mesa 85212, Destination At Gateway East Phase 1 ID 304-37-285/304-37-287/304-37-324/et al. (10 parcels), \$1,937,952, 07/29/22.

Avondale Mirage Owner LLC to Prestige Partners LLC, ID 501-63-021J, \$1,792,560, 07/28/22.

TNT Real Estate Holdings LLC to Zsigi Stehli Allen and Kristin Legvold Paulson, 13928 E. Lone Mountain Rd., Scottsdale 85262, ID 219-40-450, \$1,642,544, 07/28/22.

BV I 1317 LLC to Daniel BV I 1317 LLC to Daniel Corridon and Christina Lynne Corridon, 1340 E. Pomelo Grove Ln., Phoenix \$5014, Karma Subdivision I 162-04-188, \$1,327,090, 07/29/22.

Shea Homes Arizona LP to Linda Poh Hoon Cheong Hamett, 13114 E. Juan Tabo Rd., Scottsdale 85255, Storyrock 1B Section D ID 217-01-337, \$1,207,839, 07/15/22.

DR Horton Inc. to Mohanad DR Horton Inc. to Mohana A. Hasan, 21709 N. 59th Terr., Phoenix 85054, Desert Ridge Super Block I Southwest Phase 1 ID 212-35-203, \$1,080,000, 07/29/22.

William Ryan Hom Arizona Inc. to Nicole Puckett and Wade Puckett, 11000 S. Santa Margarita Cir., Goodyear 85338 The Palisades At Estrella Mountain Ranch Parcel 59 ID 400-78-221, \$1,020,577, 07/29/22.

MR 56 LLC to Michael Stuart Beaver and Becky Lynn Beaver, 3465 E. Bloomfield Pkwy, Gilbert 85296, Lakeview Trails Southwest At Morrison Ranch ID 313-27-128 \$1,005,404 ID 313-27-128, \$1,005,404, 08/04/22.

Tri Pointe Homes Arizona 91 LLC and Maracay Homes 91 LLC to Michelle M. Oliver, 1468 E. Flower St., Gilbert 85298, Hamstra Dairy Phase 5 Replat ID 313-26 254, \$972,269, 07/27/22.

DR Horton Inc. to Heather Carrie Olver and Nicholas Peter Olver, 21855 N. 59th Terr., Phoenix 85054, Desert Ridge Super Block 1 Southwest Phase 1 ID 212-35-216. \$950.180. 07/27/22.

Jen Arizona 51 LLC to Ashton Woods Arizona LLC Eastmark DU 3 4 North Phas 5 MDR ID 312-19-427/312-19-428/312-19-429/et al. (8 parcels), \$940,000, 07/29/22.

DR Horton Inc. to Jennifer Tenhaaf and James Tenhaaf, 21617 N. 59th Terr., Phoenix 85054, Desert Ridge Super Block 1 Southwest Phase 1 ID 212-35-197, \$938,395, 07/29/22.

Weekley Homes Arizona LLC to Mark Anderson and **Virginia Anderson**, 25825 S. 228th Place, Queen Creek 85142, Harvest Queen Creek Parcel 1 5 ID 313-30-110, \$912,101,07/27/22.

DR Horton Inc. to Amit **Gupta and Nidhi Gupta** Cupta and Nidni Gupta, 21636 N. 59th Terr., Phoenix 85054, Desert Ridge Super Block 1 Southwest Phase 1 ID 212-35-227, \$880,985, 07/29/22.

Pecos and Recker LLC to Storage Holdings Pecos LLC, San Tan Ranch ID 304-51-023, \$850,000, 07/28/22.

Roy M. Powell and The Roy Powell and the key Powell Trust to Steven Mark Davis and Catherine Monroe Davis et al., Sunrise Desert Vistas ID 219-40-043W/219-40-043X, \$840,400, 07/15/22.

Weekley Homes Arizona LLC to Robyn Ann Muzich and Daniel Thomas Muzich, 13161 W. Woodstock Rd. Peoria 85383. Village H At Vistancia Parcel H 21 ID 510-13-454, \$818,620, 08/02/22.

TNT Real Estate Holdings LLC to Steven Bock Alexander, ID 202-09-006P, \$815,049, 07/27/22.

▶ Building permits

The following are residential construction permits for more than \$200,000 and nercial permits for more commercial permits for more than \$80,000 approved by the Maricopa County Planning and Development Department, 501 N. 44th St., Ste. 100, Phoenix. The phone number is 602-506-3301.

COMMERCIAL

AJP Electric Inc., commercial construction at 16300 E. Mcdowell Mountain

Rd., Maricopa County (county project-Mcdowell Campground/install additional 14 campsites/ upgrade campground electrical), \$1,999,099.

Chasse Building Team Inc., commercial addition at 6024 N. Perryville Rd., Agua Fria Union High School Dist. No. 216 (new cte classroom accessory bldg. to existing Canyon View High School #5 campus), \$15,820,049.

Maricopa County Special Health Care District, commercial construction at 2601 E. Roosevelt St., Maricopa County Special Health Care District (demo of maricopa medical center/ adding vehicle charges and site improvement/

Valleywise), \$9,884,096 Sigma Contracting Inc. commercial building at 3253 W. Baseline Rd., (Tempe Dance West Laveen dance studio and 6' high cmu block wall), \$2,268,956.

RESIDENTIAL

AG EHC II LEN Multi State 2 **LLC**, single-family residence at 16961 W. Evergreen Rd., Northern Crossing Lot 48, \$228 909

AG EHC II LEN Multi State 2 LLC, single-family residence at 16960 W. Echo Ln., Northern Crossing Lot 67, \$224,997.

Art Rubash Construction, single-family residence at 42406 N. Castle Hot Springs Rd., \$271,865.

Carmen and Esteban Jimenez, single-family residence at 4808 N. 336th Ln., \$374.802.

Jaime Lopez, single-family residence at 3225 N. 190th Dr., Litchfield Farms Lot 14,

Jose Abel Robles Torres, single-family residence at 533 S. 315th Ave., \$218,767.

Jose Eugenio Perez Garate/ **Liesl Perez**, single-family residence at 48405 N. 29th Ave. \$267.591.

Lennar Arizona Inc., single-family residence at 12317 W. Wagon Wheel Dr., \$229,054.

Lennar Arizona Inc., singlefamily residence at 12323 W. Wagon Wheel Dr., \$210,509.

Lennar Arizona Inc., singlefamily residence at 19218 W. Wolf St., The Landings Parcel 2-2 Lot 57, \$227,025.

Lennar Arizona Inc. singlefamily residence at 12329 W. Wagon Wheel Dr., \$224,852. Lennar Arizona Inc., single-

family residence at 12335 W. Wagon Wheel Dr., \$229,054. Maria Angelica Payan, single-family residence at 13709 W. Indian Springs Rd.,

Mario Toruga Hernandez, single-family residence at 29436 N. 205th Ave., \$254 118

\$359,372.

Mattamy Arizona Construction LLC, single-family residence at 18247 W. Reade Ave., Azure Canyon Parcel 3 Lot 67, \$319,675.

Mattamy Arizona Construction LLC, single-family residence at 18218 W. Reade Ave., Azure Canyon Parcel 3 Lot 73, \$329,600.

Mattamy Arizona Construction LLC, singlefamily residence at 18212 W. Reade Ave., Azure Canyon Parcel 3 Lot 74, \$229,271.

Mattamy Arizona
Construction LLC, single-family residence at 18206
W. Reade Ave., Azure Canyon
Parcel 3 Lot 75, \$215,507.

Mattamy Arizona Construction LLC, single family residence at 18140 W. Oregon Ct., Azure Canvon Parcel 4 Lot 64. \$408.849.

Mattamy Arizona Construction LLC single family residence at 18139 W. Oregon Ct., Azure Canyon Parcel 4 Lot 65, \$430,580.

Mattamy Arizona Construction LLC, single-family residence at 18221 W. Oregon Ct., Azure Canyon Parcel 4 Lot 69, \$403,633.

Mattamy Arizona Construction LLC. singlefamily residence at 5072 N. 183rd Dr., Azure Canvo Parcel 1 Lot 18, \$266,650.

Mattamy Arizona Construction LLC, singlefamily residence at 5066 N. 183rd Dr., Azure Canyon Parcel 1 Lot 19, \$208,481.

Mattamy Arizona Construction LLC, singlefamily residence at 5060 N. 183rd Dr., Azure Canvon Parcel 1 Lot 20, \$266,650.

Mattamy Arizona Construction LLC, single family residence at 5054 N. 183rd Dr., Azure Canyo Parcel 1 Lot 21, \$229,271.

Mattamy Arizona Construction LLC, single-family residence at 18205 W. Reade Ave., Azure Canyon Parcel 3 Lot 60, \$208,481.

Mattamy Arizona Construction LLC, single family residence at 18211 W. Reade Ave., Azure Canvon Parcel 3 Lot 61, \$209,712.

Mattamy Arizona LLC, single-family residence at 18148 W. Oregon Ct., Azure Canyon Parcel 4 Lot 63, \$368,717.

Mattamy Homes, single-family residence at 18224 W. Reade Ave., Azure Canyon Parcel 3 Lot 72, \$327,716.

Mattamy Homes, singlefamily residence at 18214 W. Oregon Ct., Azure Canyo Parcel 4 Lot 61, \$342,711.

Mattamy Homes, singlefamily residence at 18205 W. Oregon Ct., Azure Canyo Parcel 4 Lot 67, \$342,277

Mattamy Homes, single-family residence at 5084 N. 183rd Dr., Azure Canyon Parcel 1 Lot 16, \$281,862.

Mattamy Homes, single-family residence at 5078 N. 183rd Dr., Azure Canyon Parcel 1 Lot 17, \$229,271. Mattamy Homes, single-family residence at 5052 N. 181st Dr., Azure Canyon Parcel 3 Lot 12, \$273,604.

Mattamy Homes, single family residence at 5071 N. 182nd Ave., Azure Canvon Parcel 3 Lot 30, \$266,650

Mattamy Homes, singlefamily residence at 5065 N. 182nd Ave., Azure Canyon Parcel 3 Lot 31, \$209,712.

Mattamy Homes, single-family residence at 18119 W. Pasadena Ave., Azure Canyon Parcel 3 Lot 34, \$273,604. Mattamy Homes, single family residence at 18125 W.

Pasadena Ave., Azure Canyon Parcel 3 Lot 35, \$224,635. Mattamy Homes, singlefamily residence at 18131 W. Pasadena Ave Azure Ca Parcel 3 Lot 36, \$208,481.

Mattamy Homes, single-family residence at 18203 W. Pasadena Ave., Azure Canyon Parcel 3 Lot 39, \$281,210.

Mattamy Homes, single-family residence at 18233 W. Pasadena Ave., Azure Canyon Parcel 3 Lot 44. \$302.797.

Mattamy Homes, single-family residence at 18239 W. Pasadena Ave Azure Canvon Parcel 3 Lot 45, \$302,797.

Mattamy Homes, single-family residence at 18246 W. Pasadena Ave., Azure Canyon Parcel 3 Lot 52, \$304,101.

Mattamy Homes, single-family residence at 18240 W. Pasadena Ave., Azure Canyon Parcel 3 Lot 53, \$280,993.

Mattamy Homes, single-family residence at 18228 W. Pasadena Ave., Azure Canyon Parcel 3 Lot 55, \$304,101.

Mattamy Homes, single-family residence at 18222 W. Pasadena Ave., Azure Canyon Parcel 3 Lot 56, \$316,343.

Mattamy Homes, single-family residence at 18210 W. Pasadena Ave., Azure Canyon Parcel 3 Lot 58, \$229,271. Mattamy Homes, singlefamily residence at 18204 W.

Pasadena Ave., Azure Canvon Parcel 3 Lot 59, \$266,650. Morgan Taylor Homes

LLC, single-family residence at 13711 E. Lucia Dr.,

Morgan Taylor Homes LLC, single-family residence at 27819 N. 164th St., \$253,248. **Nextgen Builders**, single-family residence at 48321 N. 15th Ave., \$354,157.

Ozmando Construction LLC, single-family residence at 36819 W. Osborn Rd.,

\$205.873. Richmond American Construction Inc., sin family residence at 12417 W. Claremont St., Seasons At Riverside Lot 113, \$228,474.

Richmond American Construction Inc., sing family residence at 12423 W. Claremont St., Seasons At Riverside Lot 114. \$229.343.

Richmond American Construction Inc., single-family residence at 12447 W Claremont St Seasons Riverside Lot 118, \$229,343.

Richmond American Construction Inc., single-family residence at 6314 N. 124th Ln., Seasons At Riverside Lot 21, \$207,756.

Robert Thomas Jenkins/ Mitzilynn Jenkins, single family residence at 37221 N. 12th St \$261 434

single-family residence at 24044 W. Redbird Rd., \$319,675. Rogue Construction, single-family residence at 26008 S. 177th Way, \$360,604.

Robert Vandenbosch

Ruben Cuellar-Martinez/ Elisa Cuellar, single-family residence at 28525 N. 206th

Dr., Lot 4, \$465,859. Shalc GC Inc., single-family residence at 18303 E. Massai Point Dr., Verde River Phase 6 Unit 6A Lot 891, \$266,650.

Shalc GC Inc., single-family residence at 18311 E. Massai Point Dr., Verde River Phase 6 Unit 6A Lot 893, \$287,150.

Construction LLC, singlefamily residence at 4937 N. 192nd Ln., The Landings Parcel 1-2 Lot 12, \$266,432.

Construction LLC, single-family residence at 4931 N. 192nd Ln., The Landings Parcel 1-2 Lot 13, \$230,575.

Taylor Morrison Arizona Inc., single-family residence at 12840 W. Lawrence Rd.,

Inc., single-family residence at 12848 W. Lamar Ct., Falcon Ridge PH 1 Lot 141, \$202,686.

Inc., single-family residence at 12875 W. Flynn Ct., Falcon Ridge PH 1 Lot 146, \$207,394.

Taylor Morrison Arizona Inc., single-family residence at 12857 W. Flynn Ct., Falcon Ridge PH 1 Lot 149, \$222,896.

Taylor Morrison Arizona Inc., single-family residence at 12850 W. Flynn Ct., Falcon Ridge PH 1 Lot 153,

▶ New

The following are civil suits filed in the Maricopa County filed in the Maricopa County Clerk of Superior Court's Office against businesses and business owners for amounts greater than \$10,000. Information is listed here by case and case number.

Gia-Niciee Brown vs. Kristen Fowler/Katie Luehke/Partners in Recovery, legal malpractice, case #CV2022 052379, 08/02/22

08/02/22. Leonard J. McDonald vs. Maricopa County Treasurer, case #CV2022.010158, 08/04/22. Keith Alan Henderson/

Tammy Henderson vs. Ashton Louis Koller Maki/ Bio-Chem Exterminating LLC. non death injury, case #CV2022 010165, 08/04/22

Lionel Orlando Suazo vs. Riley David Orgill/New Vista Windows LLC, non death injury, case #CV2022 052452, 08/04/22.

Reid Stewart vs. Jurdoc LLC/Desert Development and Investment LLC/ Wasatch Wilderness LLC et al., breach of contract, case

G. Walker/William G. Walker PC, legal malpractice, case #CV2022 010162, 08/05/22.

Christina Del Rio/Dora Medina vs. Robert Knapp/ City of Phoenix, non death injury, case #CV2022 010166, 08/05/22.

Jennifer M. Boehm vs. Circle K Stores Inc.,

PLLC, breach of contract, case #CV2022 010194, 08/05/22.

Harold Hafley vs. Kenneth B. Sichi/Sichi Family LP/ CN Believe LLC et al., case #CV2022 052438, 08/05/22.

Trista K. Klumker vs.
Belmont Mountain Dairy
LLC/Tonopah Dairy/
Tonopah Cattle LLC et
al., non death injury, case
#CV2022 052446, 08/05/22.

Leonard J. McDonald vs.

Maricopa County Treasurer, case #CV2022 010212, 08/08/22.

Novus Holdings LLLP/Ariell Dix/Onesource Multi-Services LLC vs. Sharon Kotsonas/Karl Kotsonas/ Weekly Collective LLC breach of contract, case #CV2022 010229 08/08/22

Inc./Darrel Keuck et al., case #CV2022 010234, 08/08/22.

Maria Gant vs. Desert De Oro Foods Inc./Pizza Hut/ Hor Pizzas LLC et al., non death injury, case #CV2022 010235, 08/08/22.

vs. Brian Azevedo/Anthony Rodarte/Plumbing King **LLC**, non death injury, case #CV2022 010239, 08/08/22.

Yasmeen Watkins vs. Nationwide Insurance Co. of America, breach of contract, case #CV2022 010245, 08/08/22.

Artos Holding LLC vs. Mortgage Electronic Registration Systems Inc./ State of Arizona/Cavalry SPV I LLC et al., case

Leonard J. McDonald vs. Maricopa County Treasurer, case #CV2022 010258, 08/08/22.

#CV2022 010260, 08/08/22. Leonard J. McDonald vs.

Redline Realty LLC vs. Macias Construction LLC, construction defectsresidential, case #CV2022

Contemporary Brands LLC vs. Robyns Nest Home LLC/ Nest in the Desert LLC/ Robyns Halperin et al., breach of contract, case

#CV2022 010271, 08/08/22 Retail Capital LLC vs. Credit

Misty Mayland/Matthew Mayland vs. Villages of Eastridge Homeowners Association, breach of contract, case #CV2022

Jeannie Dejesus vs. State of Arizona/Centurion Arizona LLC, case #CV2022 010293, 08/08/22

Angela Randall vs. Jame Marshall Callaway/EAN Holdings LLC, non death injury, case #CV2022 052469, 08/08/22.

D&R Restoration and Cleaning, property damage, case #CV2022 093486, 08/08/22.

Alexander Nicholas Roantes vs. Pekin Insurance Co., nor death injury, case #CV2022 093488, 08/08/22.

Deparment of Treasury-Internal Revenue Service, #CV2022 093489, 08/08/22,

Poeschl et al. vs. Las Sendas Community Association
Inc., breach of contract, case #CV2022 010280, 08/09/22. Juan Bonilla et al. vs.
Maricopa County/Town of
Gila Bend/Paloma Irrigation
and Drainage District et al.,

negligence, case #CV2022 010290, 08/09/22.

Whiting/Oreilly Auto Enterprises LLC, non death injury, case #CV2022 010310, 08/09/22.

Richard Anderson vs. Rhodium & Grace Holdings LLC, breach of contract, case #CV2022 052479, 08/09/22.

Midas Gold Group vs. Midas Gold Group Vs. Aaron Haley/Elite Bullion Investment Group LLC/ Aidros Premier Services LLC et al., breach of contract, case #CV2022 052480, 08/09/22.

Brad Goddes vs. The Atlatl Group LLC/Bravada Yachts LLC/Aaron Browning et al., breach of contract, case #CV2022 052483, 08/09/22.

Alaric Triggs vs. The Church of Jesus Christ of Latter-**Day Saints**, negligence, case #CV2022 052484, 08/09/22.

Colleen Coady vs. Christiana Valentin/New Life Home Solutions LLC/ Michael Valentine et al., breach of contract, case #CV2022 052487, 08/09/22.

Manuel Rubio vs. Allstate Fire and Casualty Insurance **Co.**, non death injury, case #CV2022 052489, 08/09/22. Corrina A. Kadlec vs.

Ventures LLC, breach of contract, case #CV2022 093507, 08/09/22. Dennis Vetter vs. Old Dominion Freight Line, negligence, case #CV2022 010353, 08/10/22.

Michael A. Garcia/Argo

Retail Capital LLC vs. NFIW Ventures LLC/Better Exit LLC/Jarrod Pettit, breach of contract, case #CV2022 010362, 08/10/22.

Low Mountain Construction Inc. vs. Northwest Concrete
Construction Co. Inc./
RLI Insurance Co., breach of contract, case #CV2022 010366, 08/10/22. Advanced Technology

Distributors Inc. vs Centellix Inc./Insuritel Inc., case #CV2022 010380, 08/10/22. 101 North First Ave LLC

vs. Harbor Healthcare Inc./Michael Lee, breach of contract, case #CV2022 010390, 08/10/22. Better Assets Inc. vs. Lujan Brothers LLC/Benjamin Lujan, breach of contract, case #CV2022 010396, 08/10/22.

Richard Averitte/ Marlie Averitte vs.
Platinum Companies Inc.,
construction defectsresidential, case #CV2022
010398, 08/10/22.

Retail Capital LLC vs. Bob Scott RVs Inc./MSBSRV LLC/Michael Singer, breach of contract, case #CV2022 010402, 08/10/22.

Credibly of Arizona LLC vs. VHB Group LLC/Richard Gurewitsch, breach of contract, case #CV2022 010404, 08/10/22.

Jennifer Durbano vs. Deseret Industries/The Church of Jesus Christ of Latter-Day Saints, negligence, case #CV2022 010406, 08/10/22. Christopher Vincent Mielke vs. Abel Arellano Ramirez/

Somerset Landscape LLC. non death injury. #CV2022 010408, 08/10/22. Jennifer Powers/ Andre Carver vs. City Wide Maintenance Co., negligence, case #CV2022 010415, 08/10/22.

William Leslie Bonar vs. USAA General Indemnity **Co.**, breach of contract, case #CV2022 010420, 08/10/22.

USAA Casualty Insurance Co. vs. Nuvo Residential LLC/Hydro Systems International Inc., property damage, case #CV2022 010429, 08/10/22,

Gurr Brothers Construction LLC vs. Allstate Home Remodeling LLC, breach of contract, case #CV2022 010430, 08/10/22.

Patricia N. Ayemoba vs. Conor L. Holliday/Rocket Lister LLC, non death injury, case #CV2022 010433, 08/10/22.

Freddy Brown/Joel Coplin/

010439, 08/10/22.

Charles Pendleton vs. Selese Covarrubio/Sonora Truck & Diesel Sales LLC,

Brock Merrick Schmeltz/ Inc./American Medical Response of Maricopa LLC et al., non death injury, case #CV2022 093530, 08/10/22.

Serenity Shores **Condominium Association** vs. Serenity Partners LLC/Sumiko Investment Partners LLC/Serenity Shores LLC et al., construction defects-residential, case #CV2022 093535, 08/10/22.

Justin McCabe vs. B&F Contracting Inc./ Christopher Dominick

Insurance Co./Gallagher-Bassett Insurance Co., case #CV2022 093561, 08/10/22.

Administration, transcript judgment, case #TJ2022 001610, 08/10/22. State of Arizona Industrial

State of Arizona Industrial Commission vs. B&B Pays Inc., transcript judgment, case #TJ2022 001612,

08/10/22.

State of Arizona Industrial Commission vs. Salon Excellence LLC, transcript judgment, case #TJ2022 001613, 08/10/22.

Security Services LLC/ Allied Universal Security Services, transcript iudgment, case #TJ2022 001614, 08/10/22

001615. 08/10/22. State of Arizona Industrial Commission vs.

F-Squared Management LLC, transcript judgment, case #TJ2022 001616, 08/10/22. State of Arizona Industrial

State of Arizona Industrial Commission vs. Atrium Bancard Solutions Inc., transcript judgment, case #TJ2022 001618,

Commission vs. Cognizant Technology Solutions US Corp., transcript judgment, case #TJ2022 001619, 08/10/22

Starlight Homes

Starlight Homes

Falcon Ridge PH 1 Lot 128, \$208,698. Taylor Morrison Arizona

Taylor Morrison Arizona

\$220.578.

lawsuits

#CV2022 010160, 08/05/22. Allen Ozdemir vs. William

premises liability, case #CV2022 010190, 08/05/22. Devin Andrich vs. Bobby O. Thrasher/Thrasher Law

Haley Fierro vs. JP Morgan Chase Bank NA/Experian Corp./Equifax et al. nt. case #CV2022 010203, 08/08/22.

Spenser latridis vs. Little Blitz LLC/Multi-Source

Jackson Kloog/Roxie Davis

#CV2022 010248, 08/08/22.

Tashi G. Zouras vs. F-Squared Enterprises Inc., breach of contract, case

Maricopa County Treasurer, case #CV2022 010264, 08/08/22.

010268. 08/08/22.

101 LLC/Umesh Agarwal, breach of contract, case #CV2022 010288, 08/08/22.

010292, 08/08/22,

Sunset Resort Mobile Home and RV-Park LLC vs. Desert Sage Water Co., declaratory judgment, case #CV2022 052449, 08/08/22.

Ralph Lunsford vs. Adams

Surprise Farms II Community Association vs. Linda K. Thomas/ United State of America

Colin Preston/Kathy

Christian Nava Cruz/Real Estate Management LLC vs. REW Management LLC/ Land Grab Holdings LLC/ RD Wallace LP et al., brea of contract, case #CV2022 010300, 08/09/22.

Gladys Valles vs. Michelle

Dennis Heitmeyer vs. David Pikowski/AAA Roadside Assistance LLC, non death injury, case #CV2022 010332, 08/09/22.

Jo-Ann Coplin et al. vs. City of Phoenix, declaratory judgment, case #CV2022

Serena Dawn Sobrino vs. Bridge 1 LLC, case #CV2022 052506, 08/10/22.

non death injury, case #CV2022 052514, 08/10/22. Tracy Nolan lungerman vs. American Medical Response

Armenta, case #CV2022 093556, 08/10/22, Vernon R. Lalliss vs. National Liability & Fire

State of Arizona Industrial Commission vs. Arizona Department of

Commission vs. Applied Behavioral Interventions PLLC, transcript judgment, case #TJ2022 001611, 08/10/22.

State of Arizona Industrial Commission vs. Universal Protection Service LP/Alliedbarton

State of Arizona Industrial Commission vs. Sigma College University Trade Schools, transcript judgment, case #TJ2022

Commission vs. C&R Interiors LLC, transcript judgment, case #TJ2022 001617. 08/10/22.

08/10/22. State of Arizona Industrial

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VIEWPOINT

Send comments and letters to: Editor-in-Chief Greg Barr | gbarr@bizjournals.com

MY VIEW

How businesses should really help nonprofits thrive

Phoenix Business Journal's recent coverage of nonprofit startups ("Paying it Forward: Nonprofits to Know," July 22) is a worthy and inspiring celebration of human kindness. The leaders of the nine profiled entities speak with shared conviction about the value of extending helping hands to address the needs of their neighbors. Their stories are a tribute to the seminal role of voluntarism as a defining feature of community life in America and a welcome reminder to the business community about the critical role that the nonprofit sector plays in public service.

However, there is a cautionary tale to be told that goes beyond this celebration of altruism and that requires more careful consideration by the business community about where it invests its resources and what strategies may be best suited to exercise its corporate social responsibility.

While cause-related marketing, event sponsorships and short-term grants are laudable, the impact – and, for that matter, the return on investment – of these forms of corporate support is tenuous, whether in terms of enhancing the human condition or upgrading organizational performance.

As has been the case since 2001, when I managed the first statewide survey of nonprofits in Arizona, the beneficiaries of corporate largesse continue to lack the infrastructure, systems and processes required for organizational viability.



ETTY IMAGES

To "move the needle on progress," we need to disrupt the system, this columnist says.

Indeed, the nonprofit business model has remained essentially the same for decades. It's anchored in outmoded practices of governance, planning, administration and financing that limit the nonprofits' ability to adapt, innovate and effectively address the changing demands and needs of a 21st century technology-driven economy.

Two results follow: First, notwithstanding their good intentions, we read with unsettling regularity articles about failures of governance and nonprofits at risk or on the verge of insolvency or in the midst of internal dysfunction. Second, the capacity of these organizations to significantly move the needle on indicators of social and economic progress by more than increments is severely limited. Increasing the numbers of new nonprofits is not a substitute for systemic reform.

This is a condition that neither the doubling of dollars nor the scores of workshops, degree and certificate programs, or books and articles about organizational and board effectiveness can alter.

If we are to move the needle of progress – to create the good and healthy society – we need to creatively disrupt the current system.

On the one hand, we need to consolidate entities rather than haif their proliferation; create productive economies of scale and integrated systems of information management; and institute accountability metrics that verify relevance and impact.



Herb Paine, president of Paine Consulting Services.



JIM POULIN | PBJ

New nonprofits to know were featured in the July 22 edition.

Moreover, we need to leverage advances in information technology, analytics and science in order to enhance organizational performance and client outcomes.

It is in these areas that I believe the corporate community can add transformative value. The times call for corporate leadership to collectively rethink their philanthropic role and to imagine and execute smart strategies that leverage and share their intellectual and technological capital in ways that inform the redesign of community caring and reposition nonprofits from incremental to catalytic change agents.

Herb Paine is president of Paine Consulting Services.

SUBMISSION GUIDELINES

Keep your comments brief and civil, and remember to mention which news story you're writing about. Submissions for "My View" or "Letters to the Editor" may be edited and published or otherwise used in any medium.

MY VIEW

WHAT TO EXPECT WHEN YOU'RE EXPECTING A RECESSION

Where will the second half of 2022, and even 2023, take us? The Wells Fargo Investment Institute believes the economic cycle will run faster, interest rates will rise further, and the economy and capital markets will remain fragile in the months ahead as we likely head toward a moderate recession.

Uncertain about how to respond or what actions to take next? Let's start by unpacking what this forecast means for both your investments and your wallet.

Prepare, don't panic: If you feel anxious just hearing the word "recession," keep in mind that recessions are a natural part of every economic cycle. In our Investment Institute Midyear Outlook, we discuss the hallmarks of a recession, how long and deep this moderate one may be, and what Federal



Darrell Cronk, chief investment officer for Wells Fargo Wealth & Investment Management. Reserve actions may affect the job market and interest rates.

Focus on thoughtful decision making: When you hear about a recession, you might feel the need to take action in the moment, like flipping a light switch. Our recommendation is for a "dimmer switch" approach for equity portfolios and more, along with talking to your professional adviser to assess your needs vs. wants.

Take stock of your priorities and options: Even if you don't have a big investment portfolio, now is an

opportunity to reflect on the quality of your investments and make sure you're making the right decisions, financially and psychologically. It's time to review the Great Resignation, how much cash you should have on hand, and consider the risk of trying to time the markets

For more tips on what to do with your portfolio while facing the unknowns of the remainder of this year and beyond, visit the WFII site at www.wellsfargo.com/investment-institute/

Darrell Cronk is chief investment officer for Wells Fargo Wealth & Investment Management.



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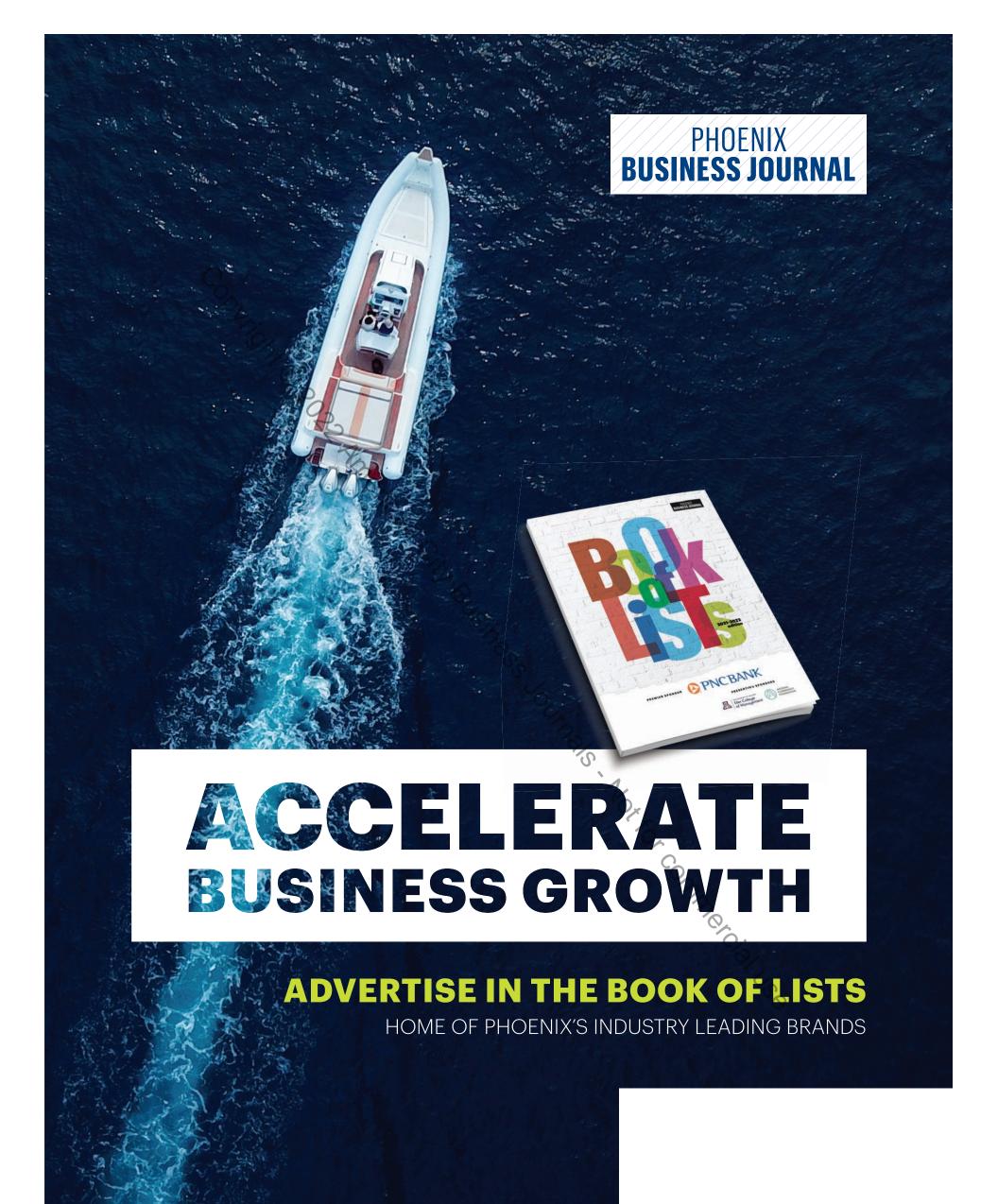
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2 Additional information about the Down Payment program: Down Payment program: Down Payment program is available with one mortgage product. Program funds can be applied toward down payment only. Borrowers cannot receive program funds as cash back in excess of earnest money deposits. Down Payment Grant program may be considered taxable income, a 1099-MISC will be issued, consult with your tax advisor. May be combined with other offers. The Bank of America Down Payment Grant program may only be applied once to an eligible mortgage/property, regardless of the number of applicants. Homebuyer education is required.

* Additional information about the America's home urant program: The America's home urant program: The America's home urant program is a leader credit. Program funds can only be used for nonrecuring costing costs including the insurance, recording fees, and in certain situations, discount points may be used to lower the interest rate. The grant cannot be applied toward down payment, prepaid it terms or recurring costs, such as property taxes and insurance. Borrowers cannot receive program funds as cash back.

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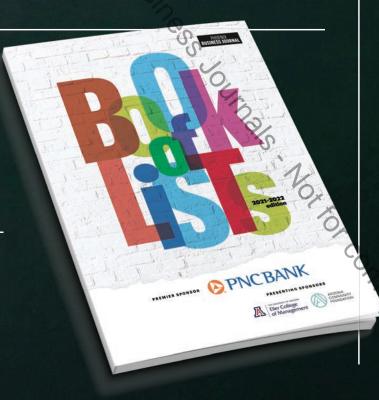
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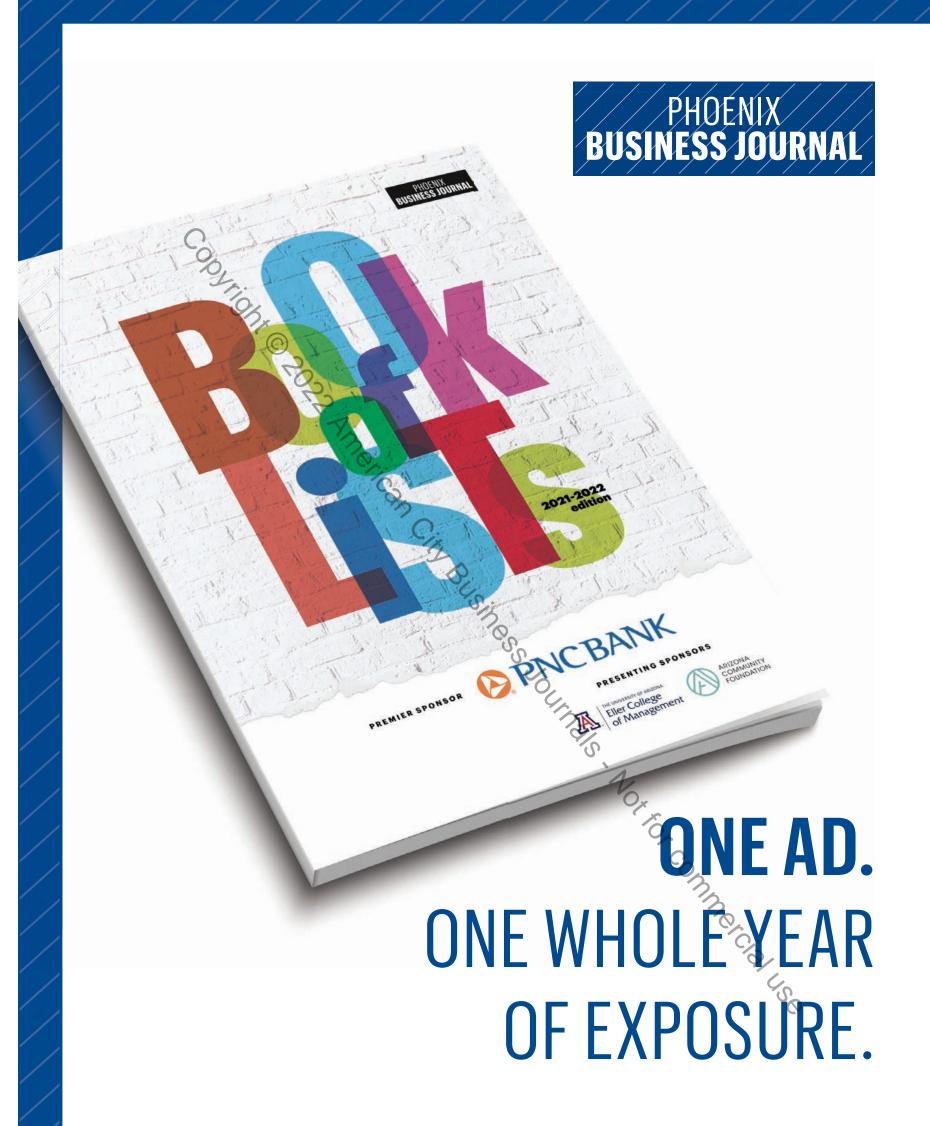
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