

# "TWENTY-FIRST AVENUE OFFICE CONDOMINIUM" "A CONDOMINIUM IN THE CITY OF PHOENIX"

A REPLAT OF LOT 18, HAPPY VALLEY CORPORATE CENTER, SECTION 12, TOWNSHIP 4N,  
RANGE 2E, ACCORDING TO THE PLAT RECORDED IN BOOK 758 OF MAPS, PAGE  
26, RECORDS OF MARICOPA COUNTY, ARIZONA.

**OWNER/DEVELOPER:** WW-21 LLC, AN ARIZONA LIMITED LIABILITY COMPANY

## NOTES:

- THIS CONDOMINIUM IS LOCATED WITHIN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION GENERAL ORDER U-28.
- CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD WIRE OR REMOVABLE SECTION-TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CC&R'S.
- THE MAINTENANCE OF EASEMENTS WHICH LIE WITHIN THE BOUNDARY OF "TWENTY-FIRST AVENUE OFFICE CONDOMINIUM" IS THE RESPONSIBILITY OF EACH INDIVIDUAL UNIT OWNER OR THE OWNERS ASSOCIATION, ALL AS ESTABLISHED IN THE CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "TWENTY-FIRST AVENUE OFFICE CONDOMINIUM", A CONDOMINIUM.
- (A) THE VERTICAL BOUNDARIES ARE THE EXTERIOR SURFACES OF THE PERIMETER BUILDING WALLS AND THE EXTERIOR SURFACE OF ANY WINDOWS OR DOORS IN THE PERIMETER BUILDING WALLS OF THE BUILDING IN WHICH THE UNIT IS LOCATED AND A VERTICAL PLANE RUNNING THROUGH THE CENTER OF ANY PARTY WALL; (B) THE UPPER HORIZONTAL BOUNDARY OF UNITS ON THE FIRST FLOOR OF A TWO-STORY BUILDING IS THE BOTTOM OF THE TRUSSES SUPPORTING THE METAL STRUCTURE OF THE ROOF; (C) THE BOUNDARY OF THE SECOND FLOOR OF A TWO-STORY BUILDING OR A UNIT IN A ONE-STORY BUILDING IS A HORIZONTAL PLANE HAVING AN ELEVATION COINCIDING WITH THE LOWEST POINT OF THE BOTTOM SURFACE OF THE ROOF TRUSSES OF THE BUILDING; AND (D) THE LOWER HORIZONTAL BOUNDARY OF A UNIT ON THE FIRST FLOOR OF A BUILDING IN WHICH THE UNIT IS LOCATED, AND THE LOWER HORIZONTAL BOUNDARY OF A UNIT ON THE SECOND FLOOR OF A TWO-STORY BUILDING IS THE TOP OF THE CONCRETE FLOOR ON THE SECOND FLOOR OF THE BUILDING.
- THE LOCATION AND DIMENSIONS OF THE BUILDING AND THE UNITS AS SHOWN ON THE PLAT ARE BASED ON ARCHITECTURAL DRAWINGS AND ARE APPROXIMATE. THE ACTUAL LOCATION AND DIMENSIONS OF THE BUILDING AND THE UNITS MAY VARY FROM AS SHOWN ON THE PLAT.
- ALL HORIZONTAL BUILDING TIES TO THE PROPERTY LINES ARE MEASURED ALONG A LINE DRAWN PERPENDICULAR FROM SAID PROPERTY LINE, TO THE EXTERIOR SURFACE OF THE BUILDING CORNERS.

## LEGAL:

LOT 18, HAPPY VALLEY CORPORATE CENTER, ACCORDING TO THE PLAT RECORDED IN BOOK 758 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.

## OWNER:

WW-21 LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY  
4131 N. 24TH STREET, SUITE C-207  
PHOENIX, ARIZONA 85016  
PHONE: (602) 553-0082  
CONTACT: R. RANDY STOLWORTHY

## ARCHITECT:

PATRICK HAYES ARCHITECTURE  
15849 NORTH 71ST STREET, STE. 200  
SCOTTSDALE, ARIZONA 85254  
PHONE: (480) 556-9000  
FAX: (480) 556-9480  
CONTACT: PATRICK HAYES

## SURVEYOR:

HUNTER ENGINEERING AND SURVEYING  
10450 N. 74TH STREET, STE 200  
SCOTTSDALE, ARIZONA 85258  
PHONE: (480) 991-3985  
FAX: (480) 991-3986

## DEDICATION:

STATE OF ARIZONA ) (SS  
COUNTY OF MARICOPA )  
KNOW ALL MEN BY THESE PRESENTS: WW-21 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS SUBDIVIDED UNDER THE NAME OF "TWENTY-FIRST AVENUE OFFICE CONDOMINIUM", A CONDOMINIUM, IN COMPLIANCE WITH THE CONDOMINIUM SECTIONS 33-1201 THROUGH 33-1270 OF THE ARIZONA REVISED STATUTES BEING ALL OF LOT 18, HAPPY VALLEY CORPORATE CENTER, AS RECORDED IN BOOK 758 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS, BEING A PORTION OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT CONDOMINIUM, AND HEREBY DEDICATES TO THE PUBLIC THE BOUNDARIES OF THE CONDOMINIUM, THE LOCATION AND DIMENSIONS OF THE BUILDINGS, UNITS, AND EASEMENTS CONSTITUTING THE SAME. EACH UNIT SHALL BE KNOWN BY THE UNIT NUMBER GIVEN EACH RESPECTIVELY ON SAID PLAT.

WW-21 LLC, HEREBY WARRANTS AND REPRESENTS TO THE CITY OF PHOENIX, TO BE THE SOLE OWNER OF THE PROPERTY COVERED HEREON, AND THAT EVERY LEASER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST IN THE LAND, ADVERSE TO OR IN PRESENT OR FUTURE INTERESTS, DERIVED OR TRANSFERRED BY THIS MAP HAS CONSENTED TO OR JOINED IN THIS MAP AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH OWNER WILL RECORD NO LATER THAN THE DATE ON WHICH THIS MAP WAS RECORDED.

IN WITNESS WHEREOF, WW-21 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAVE HERE UNTO CAUSED ITS NAME TO BE AFFIXED AS THE UNDERSIGNED OWNER, THERE UNTO DULY AUTHORIZED THIS 22<sup>ND</sup> DAY OF JANUARY, 2007.

WW-21 LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: R. R. STOLWORTHY, INC., A WASHINGTON CORPORATION  
ITS: MANAGER

BY: Randy Stolworthy DATE: 1-22-07  
R. RANDY STOLWORTHY, PRESIDENT

## ACKNOWLEDGMENT:

STATE OF ARIZONA )  
COUNTY OF MARICOPA )

ON THIS 22<sup>ND</sup> DAY OF JANUARY, 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED R. RANDY STOLWORTHY, WHO ACKNOWLEDGES HIMSELF TO BE PRESIDENT OF R. R. STOLWORTHY, INC., A WASHINGTON CORPORATION, MANAGER OF WW-21 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR BY SATISFACTORY EVIDENCE PROVEN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME ON BEHALF OF THE LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF,

I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: Martha Pester DATE: 1-22-07  
NOTARY PUBLIC

MY COMMISSION EXPIRES ON: 3-23-09

## RATIFICATION AND APPROVAL OF PLAT:

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED BEING THE BENEFICIARY OF RECORD IN DEED OF TRUST DATED JANUARY 27, 2006 AND RECORDED ON FEBRUARY 03, 2006 IN DOCUMENT NUMBER 2006-0162755, RECORDS OF MARICOPA COUNTY, ARIZONA; WITH RESPECT TO CERTAIN PROPERTY WHICH HAS BEEN PLATTED HEREON, RATIFIES, CONFIRMS AND APPROVES THE PLAT AND EVERY DEDICATION MORE SPECIFICALLY SET FORTH HEREON.

IN WITNESS THEREOF:

THE UNDERSIGNED HAS CAUSED ITS NAME TO BE SIGNED AND TO BE AFFIXED BY THIS UNDERSIGNED OFFICER BEING THEREUNTO DULY AUTHORIZED THIS 22<sup>ND</sup> DAY OF JANUARY, 2007.

BY: NATIONAL BANK OF ARIZONA, A NATIONAL BANKING ASSOCIATION

BY: Julie  
TITLE: Vice President

## ACKNOWLEDGMENT:

STATE OF ARIZONA ) (SS  
COUNTY OF MARICOPA )  
ON THIS 22<sup>ND</sup> DAY OF JANUARY, 2007, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Julie McGinnis AND ACKNOWLEDGES HIM/HER SELF TO BE Vice President OF NATIONAL BANK OF ARIZONA, A NATIONAL BANKING ASSOCIATION, AND ACKNOWLEDGED THAT AS Vice President AND BEING DULY AUTHORIZED SO TO DO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF,

I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: W. Gary R. Brandt DATE: 1-22-07  
NOTARY PUBLIC

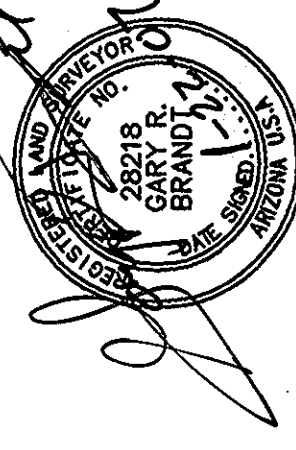
MY COMMISSION EXPIRES ON: Aug. 12, 2008

## SHEET INDEX:

- COVER SHEET (NOTES, LEGAL DESCRIPTION AND CERTIFICATIONS)
- BOUNDARY AND EASEMENTS
- BOUNDARY, BUILDING LAYOUT, TABLES AND PARKING LAYOUTS
- UNIT DIMENSIONS & CROSS SECTIONS BUILDING 1
- UNIT DIMENSIONS & CROSS SECTIONS BUILDING 2 & 6
- UNIT DIMENSIONS & CROSS SECTIONS BUILDING 3
- UNIT DIMENSIONS & CROSS SECTIONS BUILDING 4 & 5

## SURVEY CERTIFICATION:

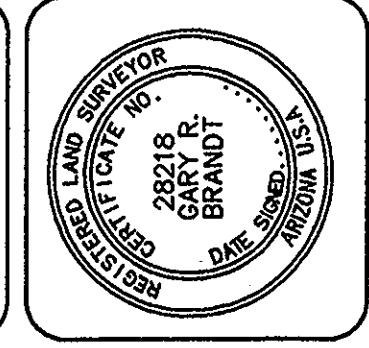
"I, GARY R. BRANDT, HEREBY CERTIFY I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF 7 SHEETS IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF NOVEMBER, 2006; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-Traced; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-Traced.



NO.	DATE	REVISION	BY

DESIGN BY: PH  
DRAWN BY: ROG  
CHECKED BY: GRB

HUNTER ENGINEERING  
10450 N. 74TH STREET, STE 200  
SCOTTSDALE, AZ 85258  
F 480 991 3985  
T 480 991 3985  
CIVIL AND SURVEY



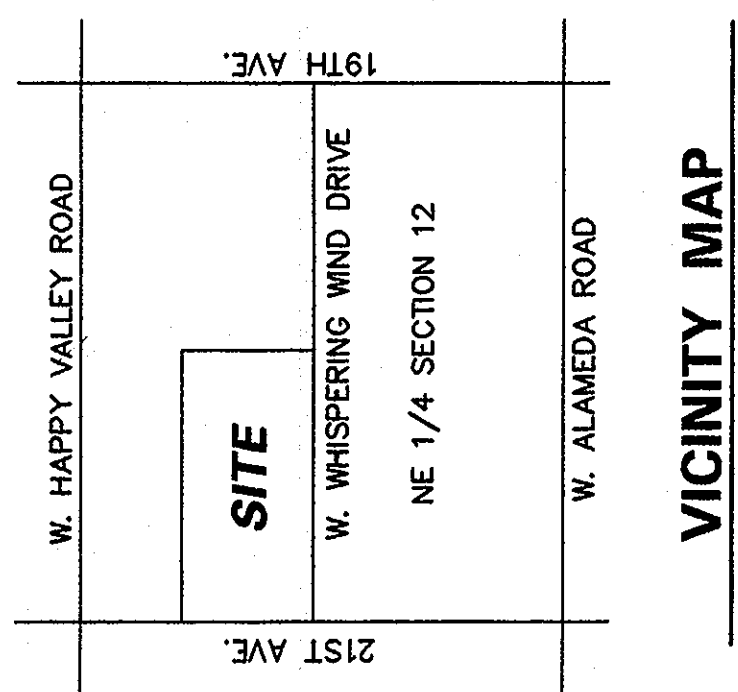
"A CONDOMINIUM IN THE CITY OF PHOENIX"  
A REPLAT OF LOT 18, HAPPY VALLEY CORPORATE CENTER,  
ACCORDING TO THE PLAT RECORDED IN BOOK 758 OF MAPS, PAGE  
26, RECORDS OF MARICOPA COUNTY, ARIZONA.

SECTION: 12  
TOWNSHIP: 4N  
RANGE: 2E

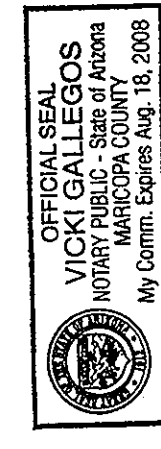
JOB NO.:  
L0EC041-CP

SCALE  
1"=40'

SHEET  
1 OF 7

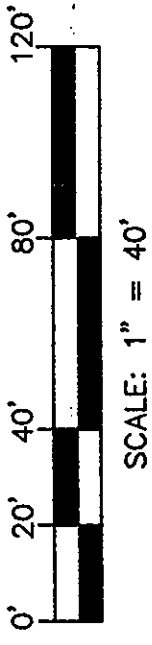


BOOK 894 PAGE 48  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2007-0086674  
01/22/2007  
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# "TWENTY-FIRST AVENUE OFFICE CONDOMINIUM" "A CONDOMINIUM IN THE CITY OF PHOENIX"

A REPLAT OF LOT 18, HAPPY VALLEY CORPORATE CENTER,  
ACCORDING TO THE PLAT RECORDED IN BOOK 758 OF MAPS,  
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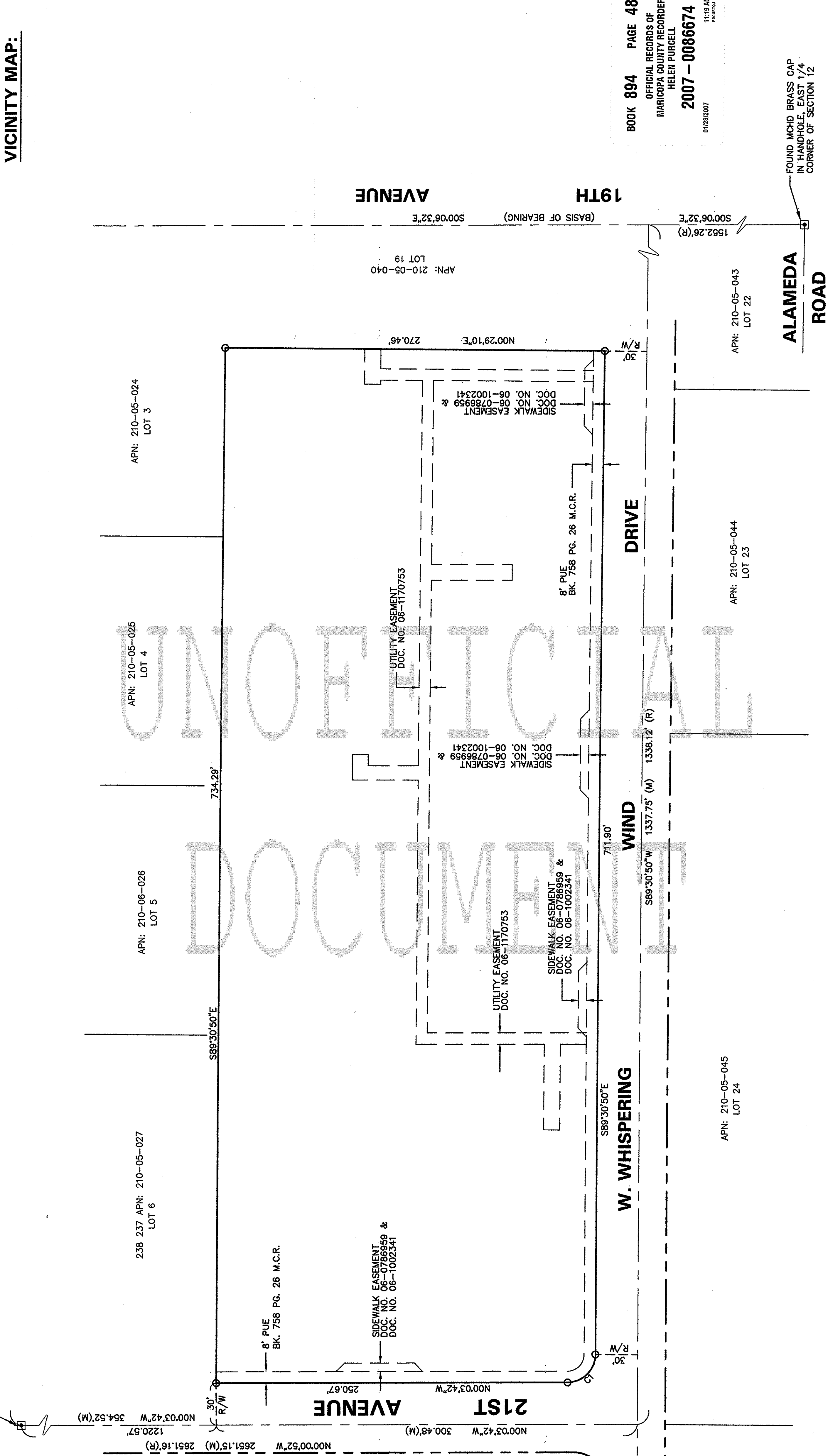


**LEGEND**

---	EASEMENT LINE
---	BUILDING TIE LINE
---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	PROPERTY LINE
---	COVERED PARKING CANOPY
---	CL MONUMENT LINE
☒	SET CHISELED "X" IN CONC.
○	SET 1/2" REBAR LS28218
●	FOUND BRASS CAP FLUSH
□	BRASS CAP IN HANDHOLE
(R)	RECORD BEARING & DISTANCE
(M)	MEASURED BEARING & DISTANCE
R/W	RIGHT-OF-WAY
▨	HANDICAP AREA
▩	FINISHED FLOOR

NOTE:  
SOME ITEMS IN THE LEGEND MAY NOT APPLY TO THIS DRAWING.

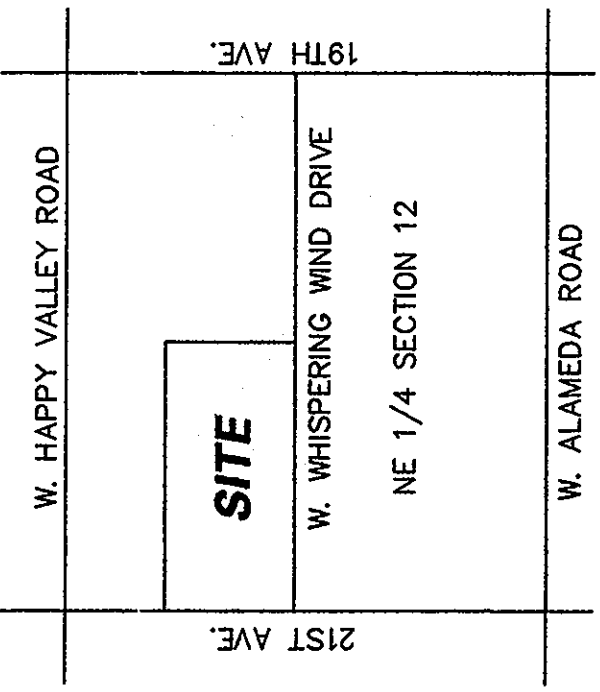
NORTH 1/16 CORNER  
OF SECTION 12



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA
C1	31.22	20.00	189°27'08"

**VICINITY MAP:**

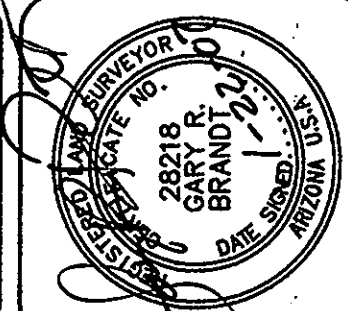


NO.	DATE	REVISION	BY

PURPOSE:  
CONDOMINIUM PLAT

DESIGN BY: PH  
DRAWN BY: RDG  
CHECKED BY: GRB

**HUNTER**  
ENGINEERING  
CIVIL AND SURVEY  
8283 N. HAYDEN RD., SUITE 275  
SCOTTSDALE, AZ 85258  
T 480 991 3985  
F 480 991 3986



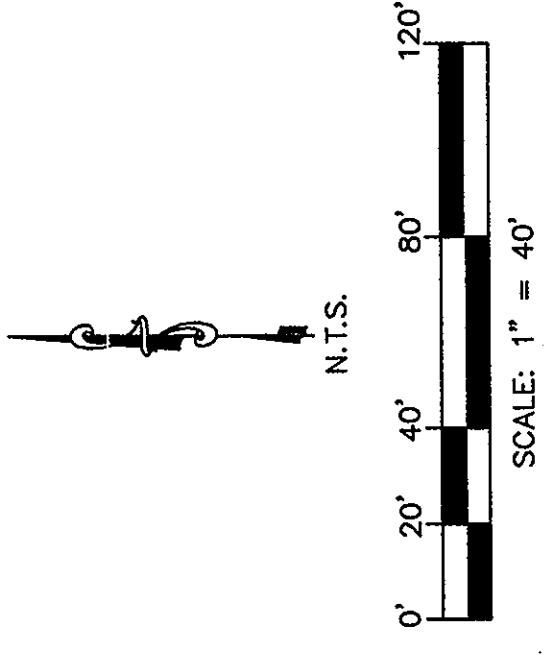
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MARICOPA COUNTY RECORDER  
HELEN PURBELL  
2007 - 0088674  
01/28/2007 11:19 AM  
RECORDED

SECTION: 12  
TOWNSHIP: 4N  
RANGE: 2E  
JOB NO.: LCEC041-CP  
SCALE: 1" = 40'  
SHEET 2 OF 7

# "TWENTY-FIRST AVENUE OFFICE CONDOMINIUM" "A CONDOMINIUM IN THE CITY OF PHOENIX"

A REPLAT OF LOT 18, HAPPY VALLEY CORPORATE CENTER,  
ACCORDING TO THE PLAT RECORDED IN BOOK 758 OF MAPS,  
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LEGEND	
	EASEMENT LINE
	BUILDING TIE LINE
	BOUNDARY LINE
	RIGHT OF WAY LINE
	PROPERTY LINE
	COVERED PARKING CANOPY
	CL MONUMENT LINE
	SET CHISELED "X" IN CONC.
	SET 1/2" REBAR LS28218
	FOUND BRASS CAP FLUSH
	BRASS CAP IN HANDHOLE
	RECORD BEARING & DISTANCE
	MEASURED BEARING & DISTANCE
	RIGHT-OF-WAY
	HANDICAP AREA
	FINISHED FLOOR
	SOME ITEMS IN THE LEGEND MAY NOT APPLY TO THIS DRAWING.

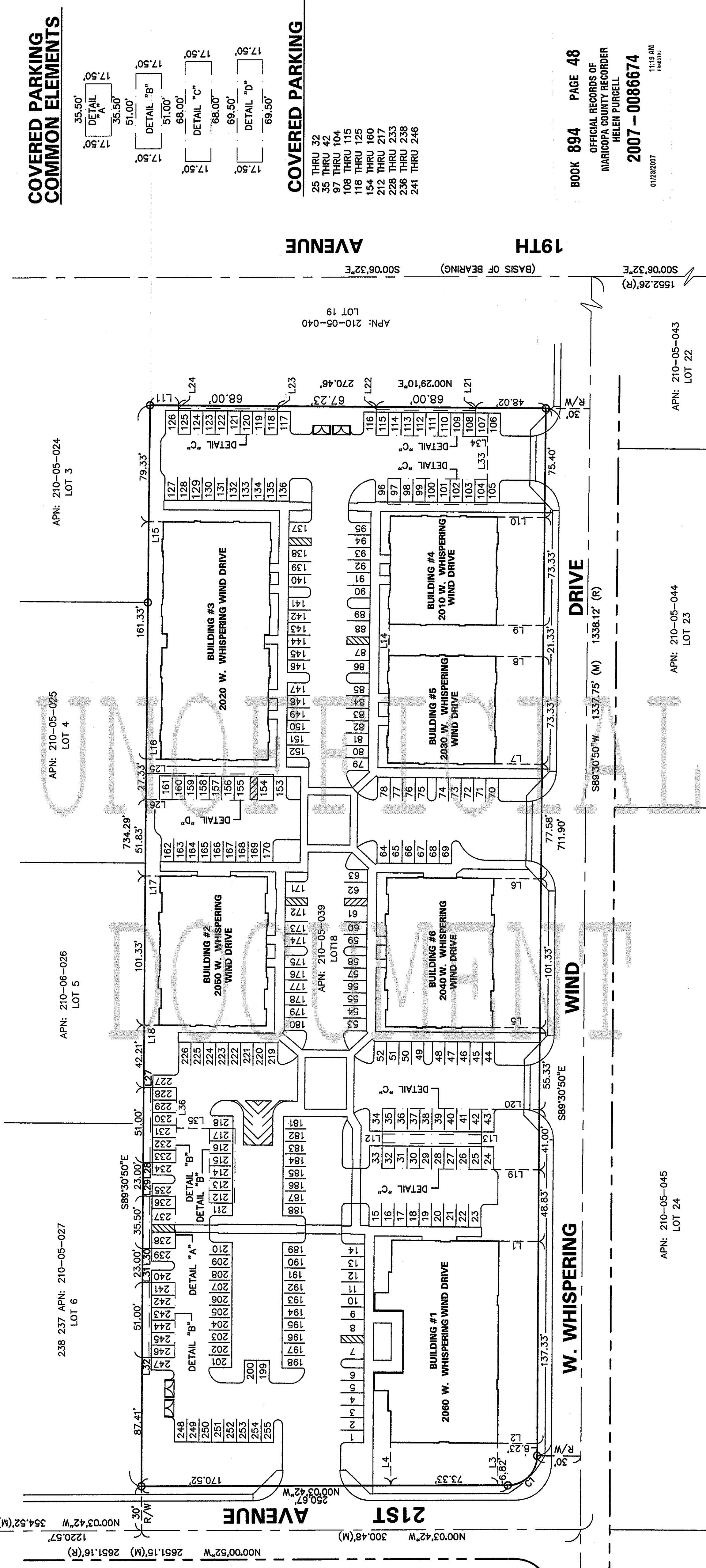
NORTH 1/16 CORNER  
OF SECTION 12

238 237 APN: 210-05-027  
LOT 6

APN: 210-06-026  
LOT 5

APN: 210-05-025  
LOT 4

APN: 210-05-024  
LOT 3



**LINE TABLE:**

LINE	BEARING	DISTANCE
L19	S00°29'10"W	26.90
L20	S00°29'10"W	36.23
L21	S89°45'31"E	2.00
L22	S89°45'31"E	2.00
L23	S00°29'10"W	32.23
L24	S89°45'31"E	2.00
L25	N00°29'10"E	17.73
L26	N00°29'10"E	17.73
L27	N00°29'10"E	6.23
L28	N00°29'10"E	6.23
L29	N00°29'10"E	19.22
L30	N00°29'10"E	6.00
L31	S89°45'31"E	6.00
L32	N00°29'10"E	21.33
L33	S89°45'31"E	10.00
L34	S00°29'10"W	10.23
L35	S00°29'10"W	25.00
L36	S89°45'31"E	27.50

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA
C1	31.22	20.00	89°27'08"

APN: 210-05-046  
LOT 25

APN: 210-05-044  
LOT 23

APN: 210-05-043  
LOT 22

APN: 210-05-040  
LOT 19

**BENCHMARK:**  
R.R. SPIKE IN POWER POLE 300' EAST OF 19TH AVENUE  
AND HAPPY VALLEY ROAD.  
ELEVATION=1458.49 (C.O.P. DATUM)

SECTION: 12  
TOWNSHIP: 4N  
RANGE: 2E

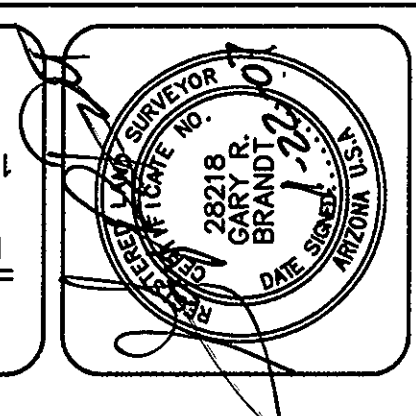
JOB NO.:  
LCECO41-CP

SCALE:  
1" = 40'

SHEET  
3 OF 7

"A CONDOMINIUM IN THE CITY OF PHOENIX"  
A REPLAT OF LOT 18, HAPPY VALLEY CORPORATE CENTER,  
ACCORDING TO THE PLAT RECORDED IN BOOK 758 OF MAPS,  
PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.

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OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2007-0086674  
01/28/2007  
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RMB/MS



HUNTER  
ENGINEERING  
CIVIL AND SURVEY

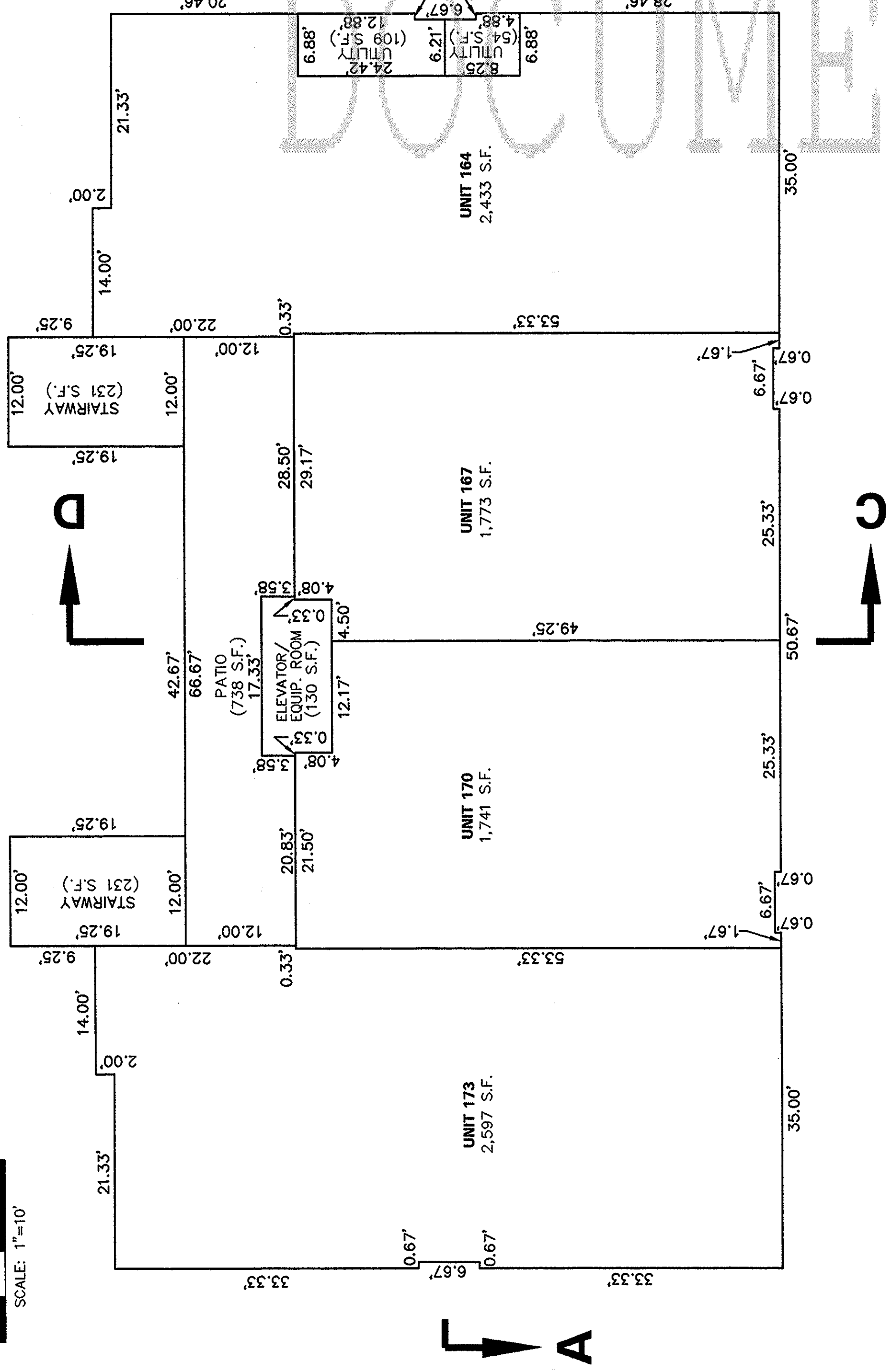
DESIGN BY: PH  
DRAWN BY: RUG  
CHECKED BY: GRB

NO.	DATE	REVISION

PURPOSE:  
CONDOMINIUM PLAT

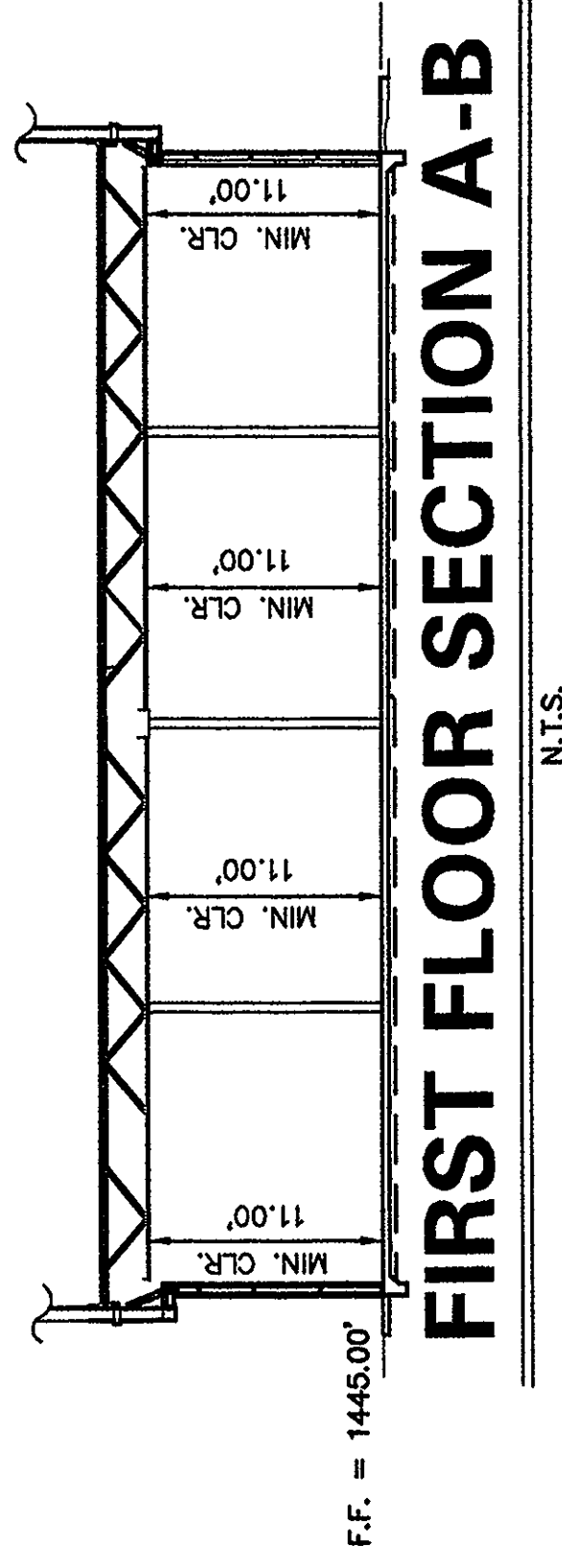
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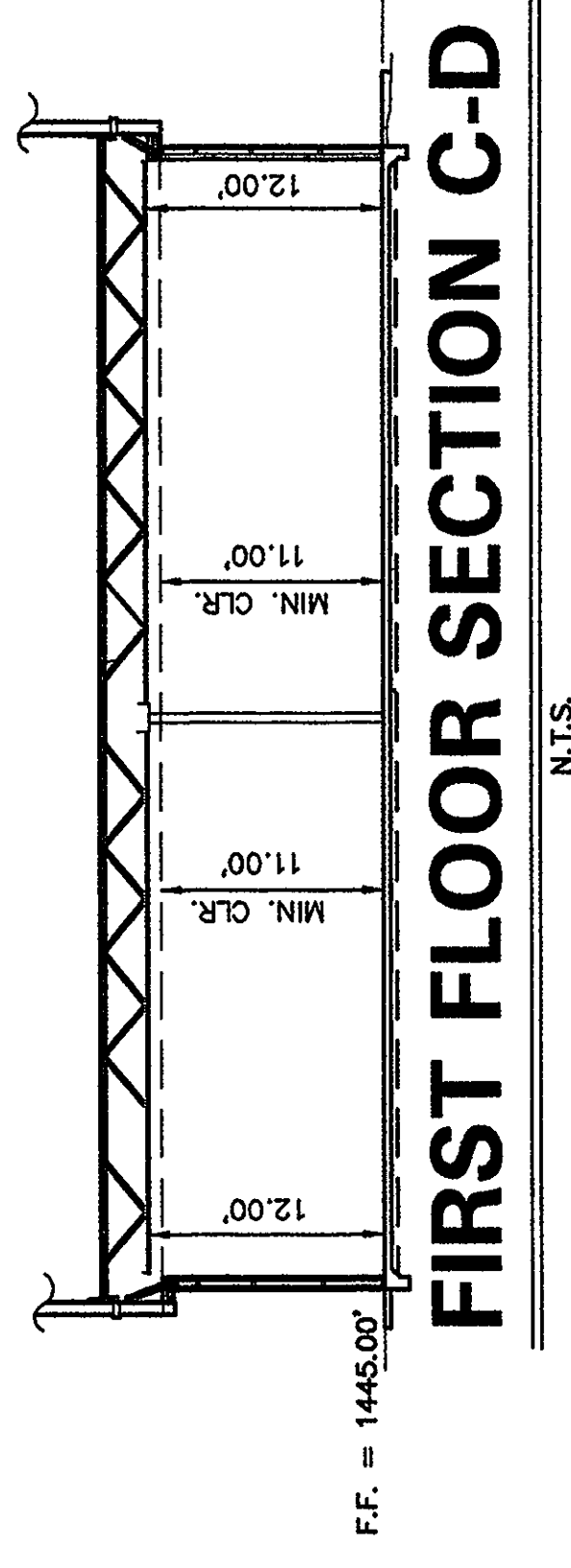


## BUILDING "1" FIRST FLOOR

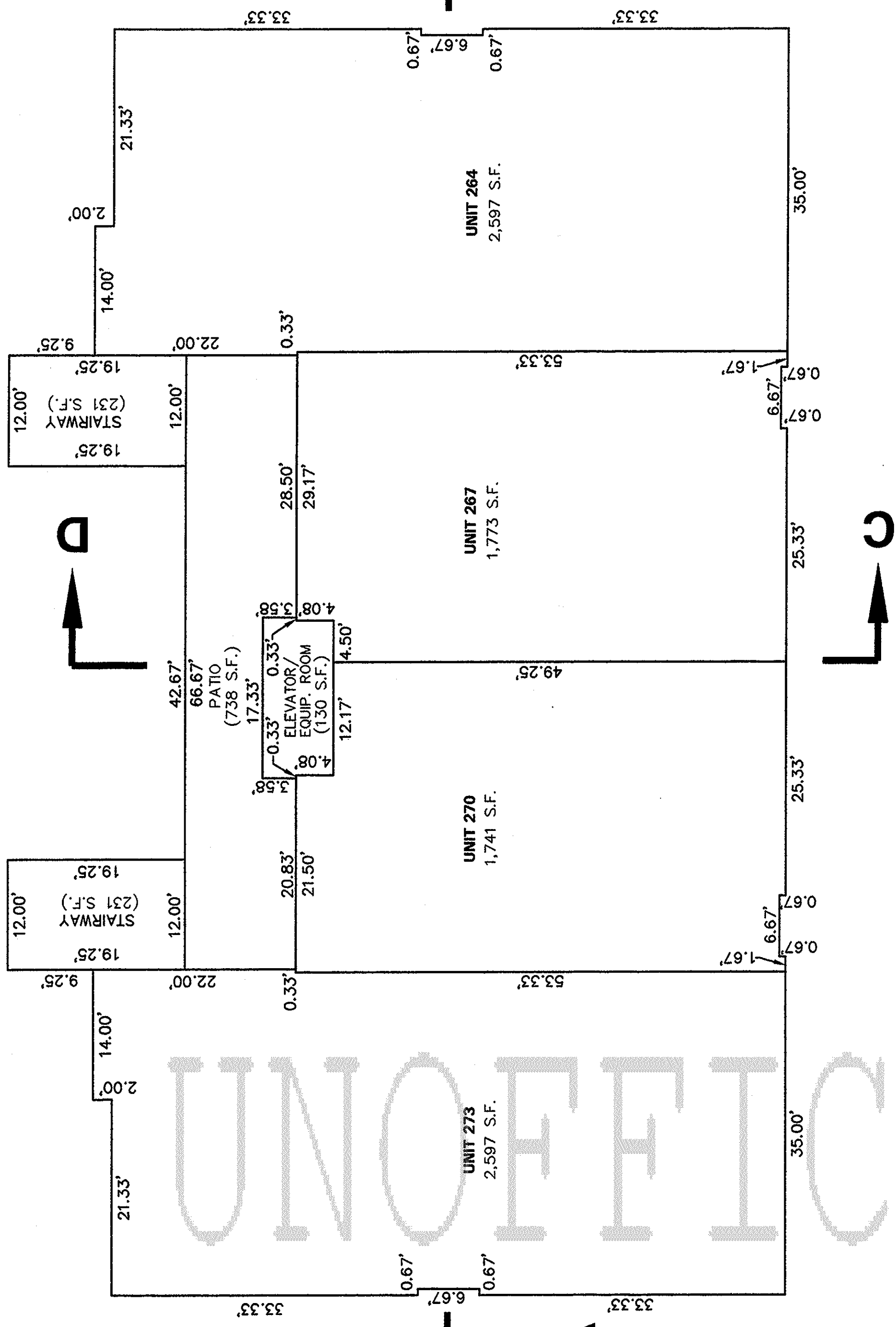
NOTE: ALL E-W DEMISING LINES BEAR SOUTH 89°30'50" EAST AND ALL  
N-S DEMISING LINES BEAR NORTH 00°29'10" EAST.



## FIRST FLOOR SECTION A-B

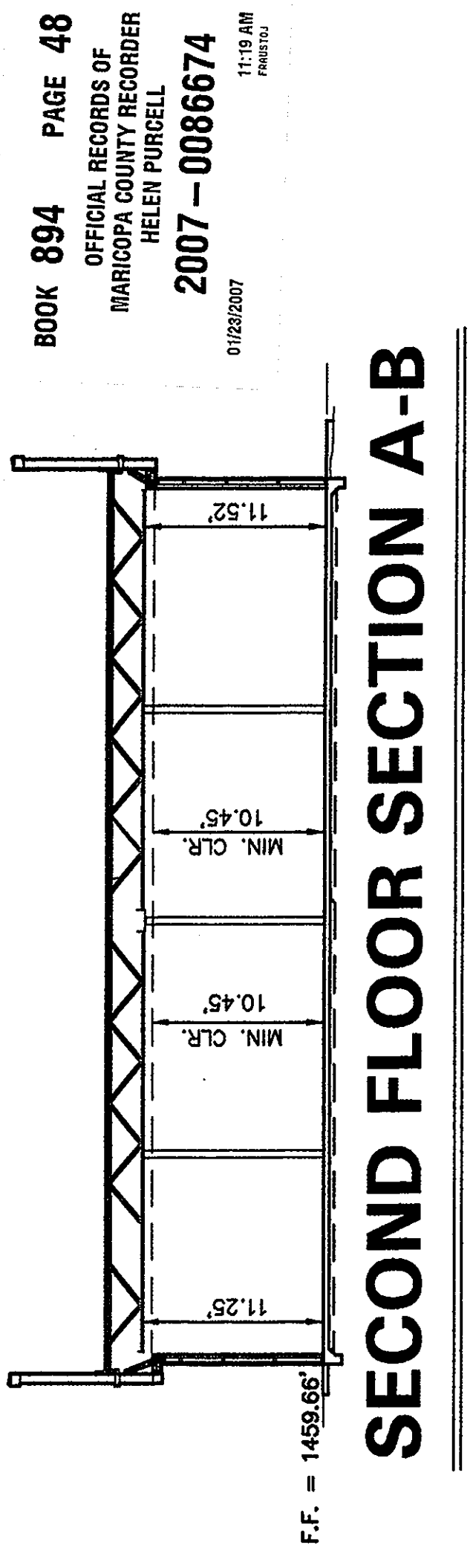


## FIRST FLOOR SECTION C-D

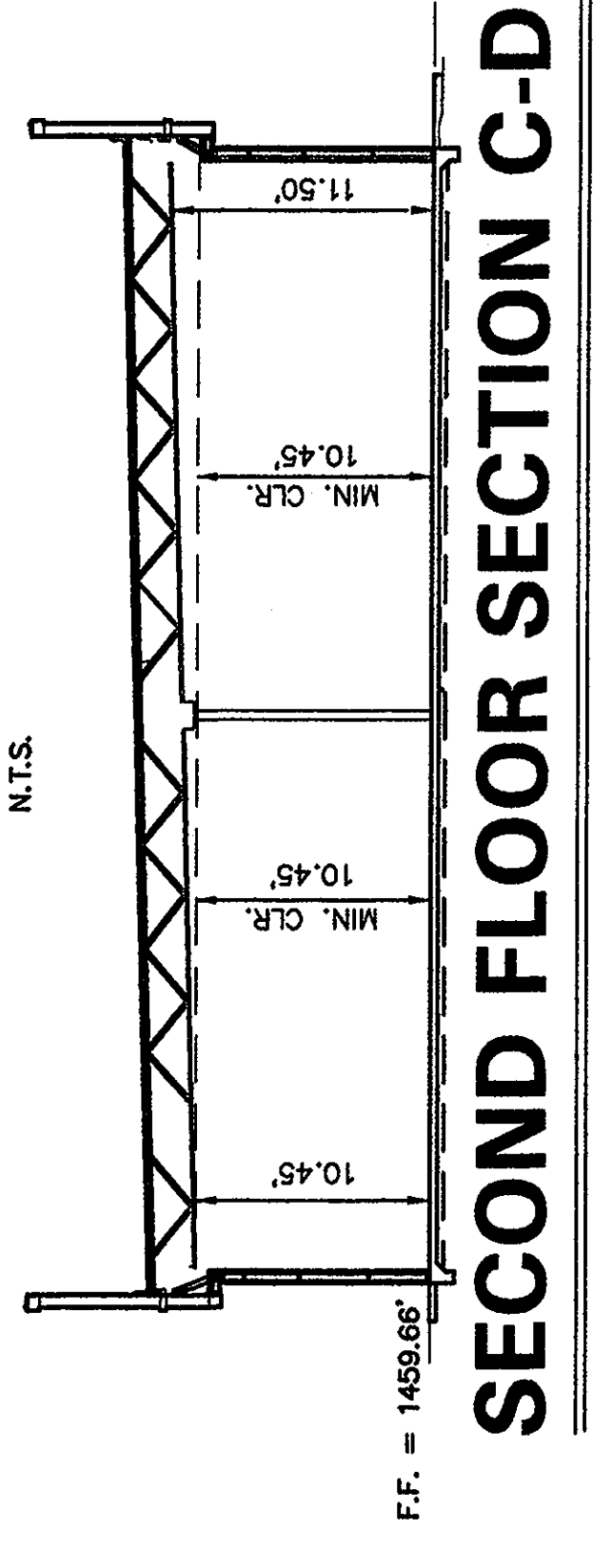


## BUILDING "1" SECOND FLOOR

NOTE: ALL E-W DEMISING LINES BEAR SOUTH 89°30'50" EAST AND ALL  
N-S DEMISING LINES BEAR NORTH 00°29'10" EAST.

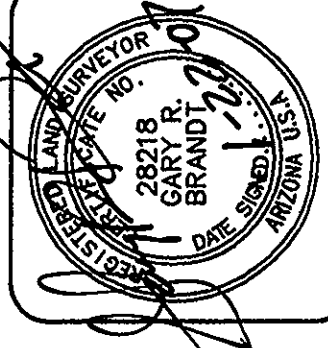


## SECOND FLOOR SECTION A-B



## SECOND FLOOR SECTION C-D

"A CONDOMINIUM IN THE CITY OF PHOENIX"  
A REPLAT OF LOT 18, HAPPY VALLEY CORPORATE CENTER, ACCORDING TO  
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MARICOPA COUNTY, ARIZONA.



**HUNTER ENGINEERING**  
10450 N. 74TH STREET, STE. 200  
SCOTTSDALE, AZ 85258  
F 480 991 3985  
T 480 991 3986  
CIVIL AND SURVEY

DESIGN BY: PH  
DRAWN BY: RDG  
CHECKED BY: GRB

PURPOSE: CONDOMINIUM PLAT

NO.	DATE	REVISION	BY

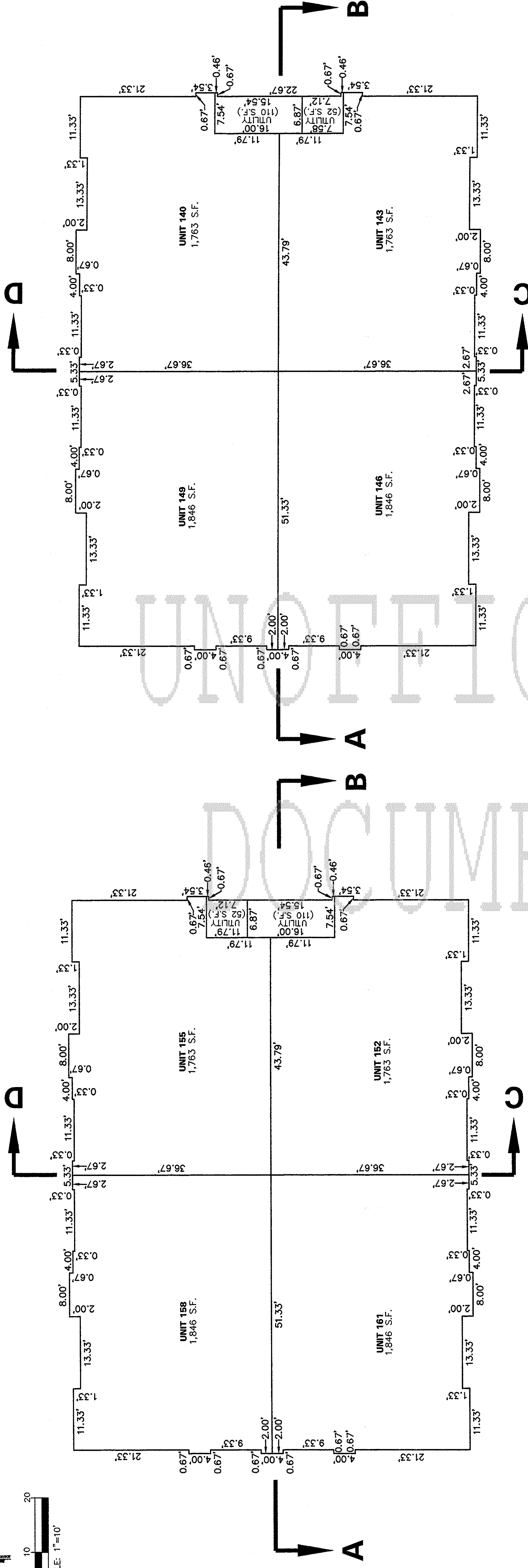
SECTION: 12  
TOWNSHIP: 4N  
RANGE: 2E  
JOB NO.: L6C0041-CP  
SCALE: 1"=10'  
SHEET: 4 OF 7

BOOK 894 PAGE 48  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2007-0086674  
01/28/2007 11:19 AM  
PRINTED

# "TWENTY-FIRST AVENUE OFFICE CONDOMINIUM"

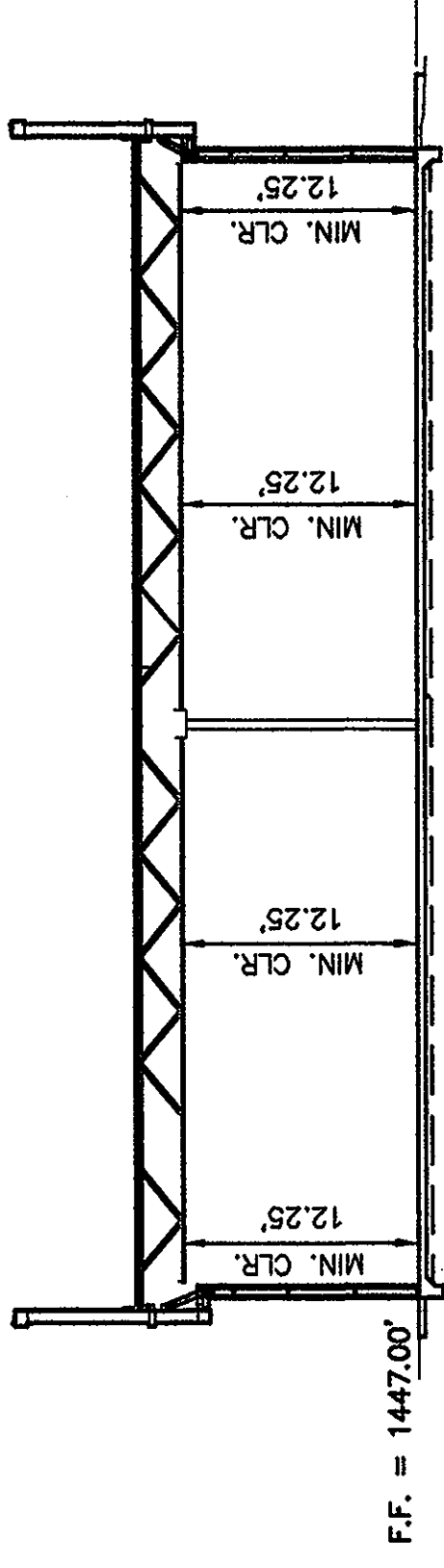
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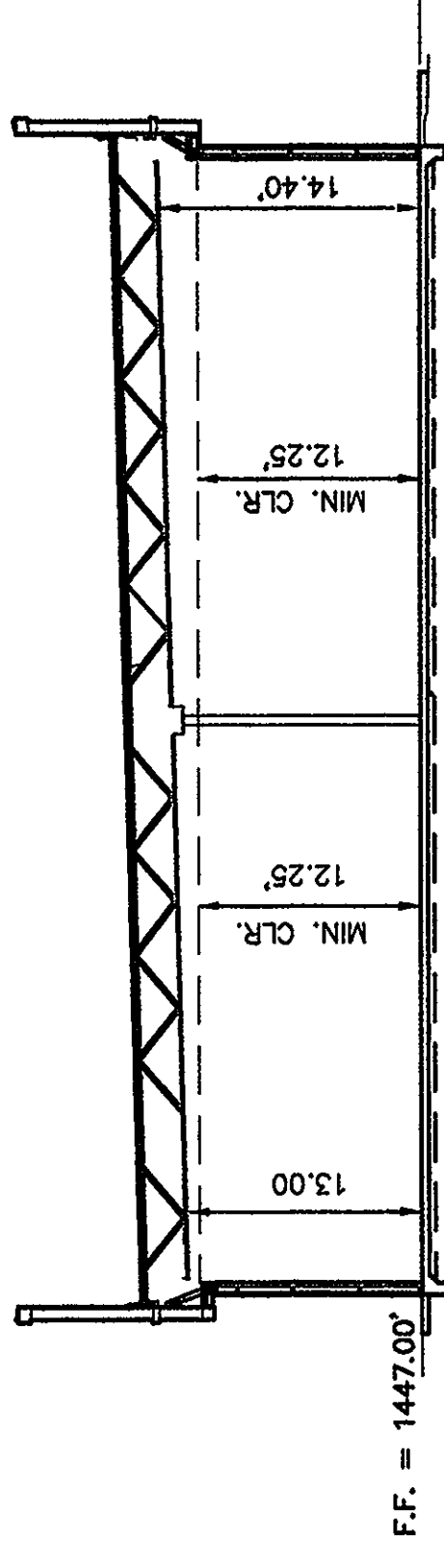
### BUILDING "2"

NOTE: ALL E-W DEMISING LINES BEAR SOUTH 89°30'50" EAST AND ALL N-S DEMISING LINES BEAR NORTH 00°29'10" EAST.



### SECTION A-B

N.T.S.

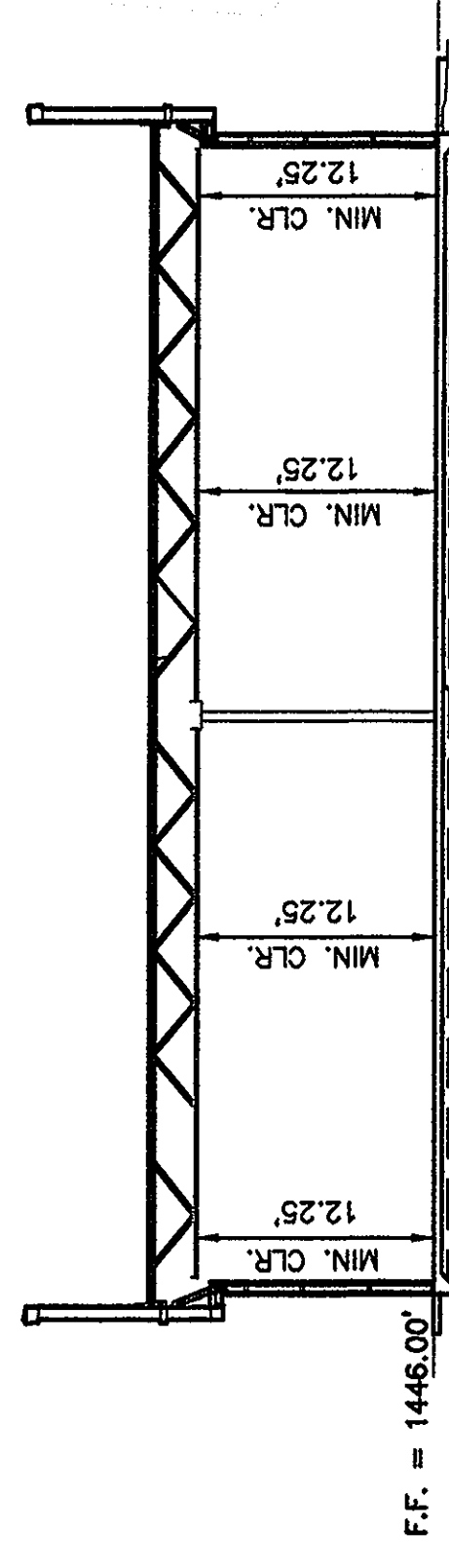


### SECTION C-D

N.T.S.

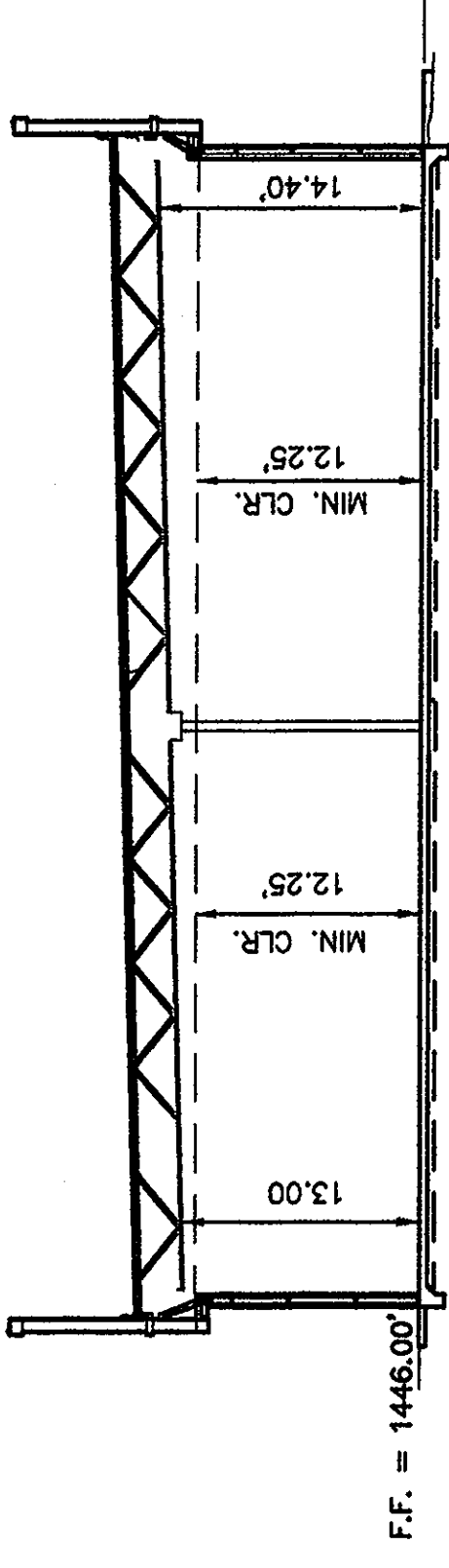
### BUILDING "6"

NOTE: ALL E-W DEMISING LINES BEAR SOUTH 89°30'50" EAST AND ALL N-S DEMISING LINES BEAR NORTH 00°29'10" EAST.



### SECTION A-B

N.T.S.



### SECTION C-D

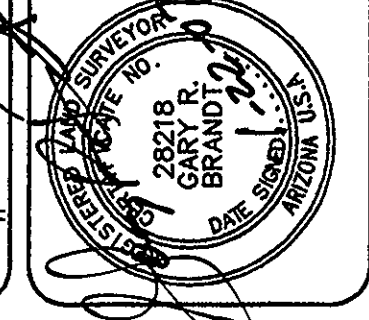
N.T.S.

NO.	DATE	REVISION	BY

DESIGN BY: PH  
DRAWN BY: RDG  
CHECKED BY: GRB

10450 N. 74TH STREET, STE 200  
SCOTTSDALE, AZ 85258  
F 480 991 3985  
F 480 991 3986

**HUNTER**  
ENGINEERING  
CIVIL AND SURVEY



"TWENTY-FIRST AVENUE OFFICE CONDOMINIUM"  
A REPLAT OF LOT 18, HAPPY VALLEY CORPORATE CENTER, ACCORDING TO THE PLAT RECORDED IN BOOK 758 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.

SECTION: 12  
TOWNSHIP: 4N  
RANGE: 2E

JOB NO.: LGECC041-CP

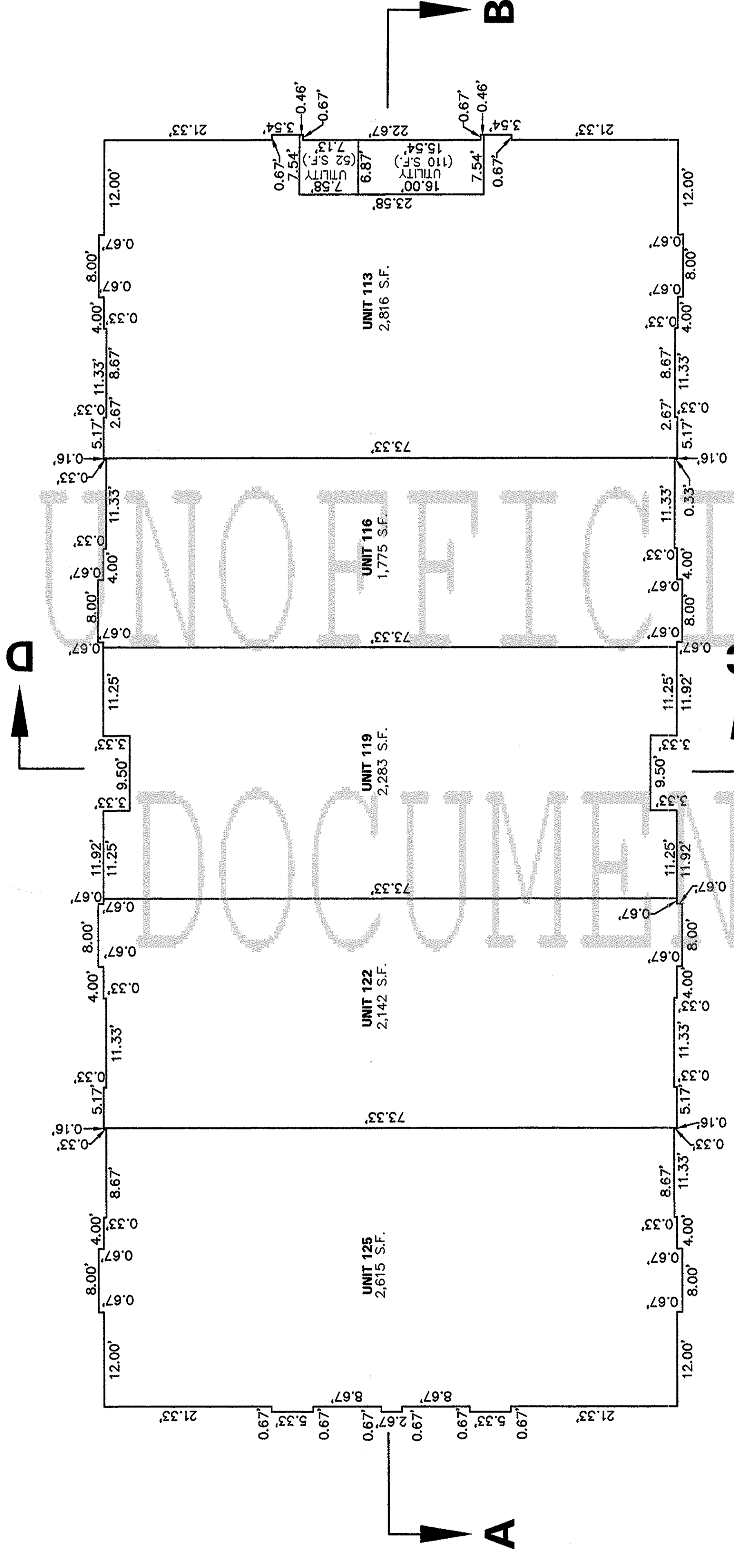
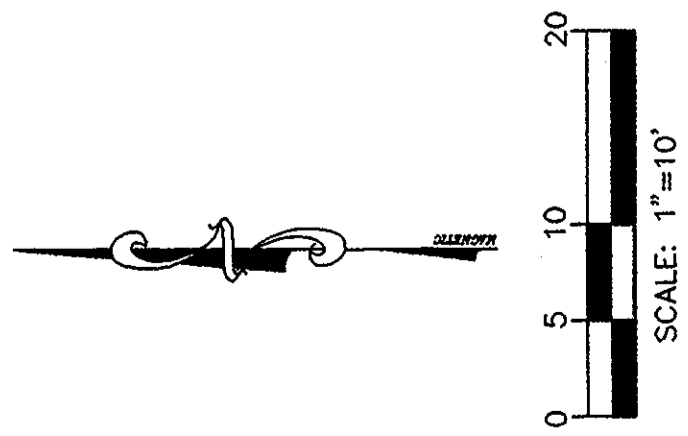
SCALE: 1"=10'

SHEET: 5 OF 7

BOOK 894 PAGE 48  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2007-0086674  
01/28/2007  
11:18 AM  
PHOENIX

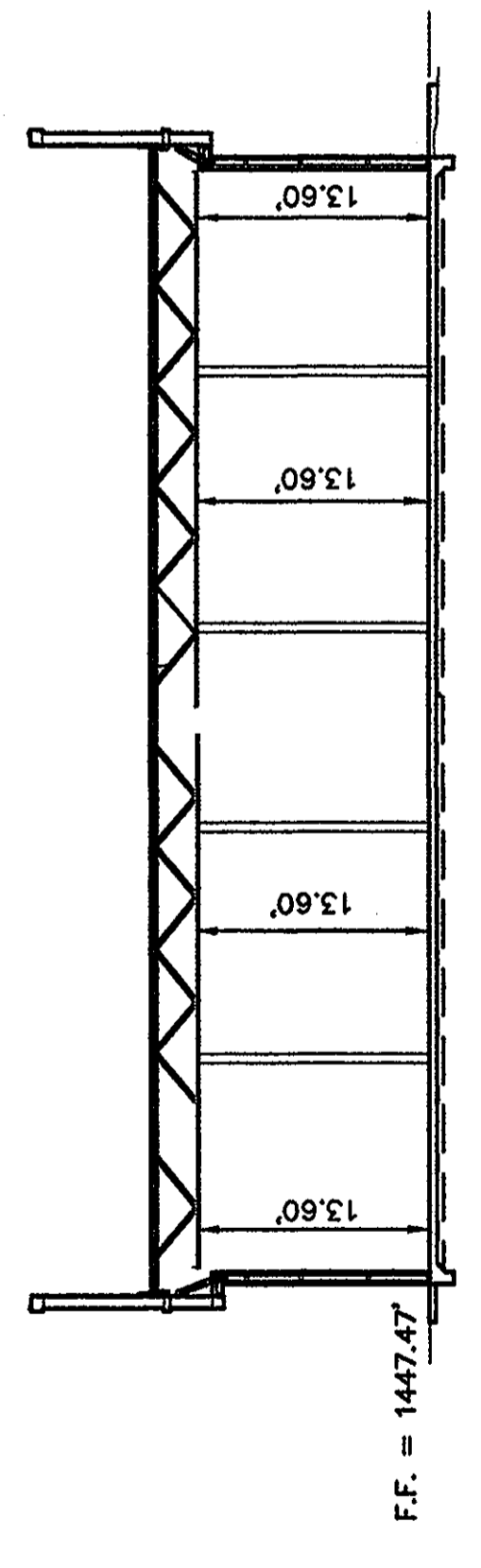
# "TWENTY-FIRST AVENUE OFFICE CONDOMINIUM" "A CONDOMINIUM IN THE CITY OF PHOENIX"

A REPLAT OF LOT 18, HAPPY VALLEY CORPORATE CENTER,  
ACCORDING TO THE PLAT RECORDED IN BOOK 758 OF MAPS,  
PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.



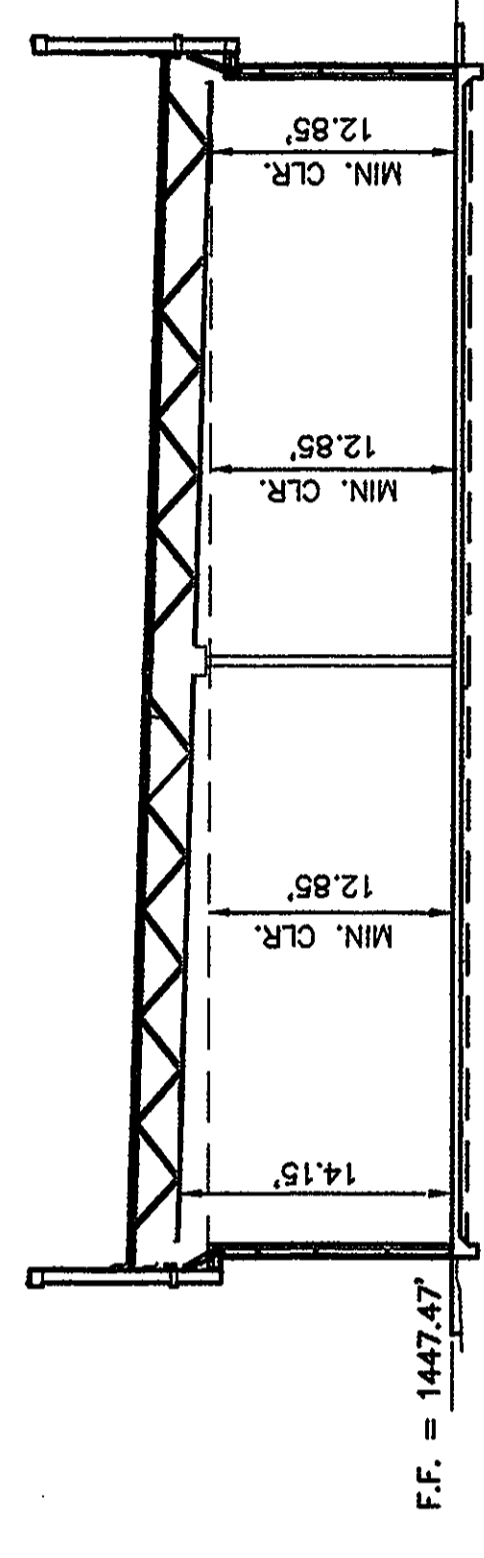
## BUILDING "3"

NOTE: ALL E-W DEMISING LINES BEAR SOUTH 89°30'50" EAST AND ALL  
N-S DEMISING LINES BEAR NORTH 00°29'10" EAST.



## SECTION A-B

N.T.S.

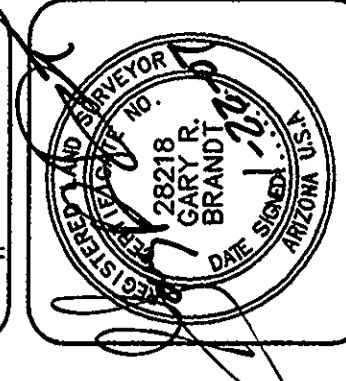


## SECTION C-D

N.T.S.

BOOK 894 PAGE 48  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURGELL  
2007 - 0086674  
01/28/2007 11:19 AM  
Purgell

"TWENTY-FIRST AVENUE OFFICE CONDOMINIUM"  
A REPLAT OF LOT 18, HAPPY VALLEY CORPORATE CENTER, ACCORDING TO  
THE PLAT RECORDED IN BOOK 758 OF MAPS, PAGE 26, RECORDS OF  
MARICOPA COUNTY, ARIZONA.



**HUNTER**  
ENGINEERING  
10450 N. 74TH STREET, STE 200  
SCOTTSDALE, AZ 85258  
F 480 991 3986

CIVIL AND SURVEY

DESIGN BY: PH  
DRAWN BY: RDG  
CHECKED BY: GRB

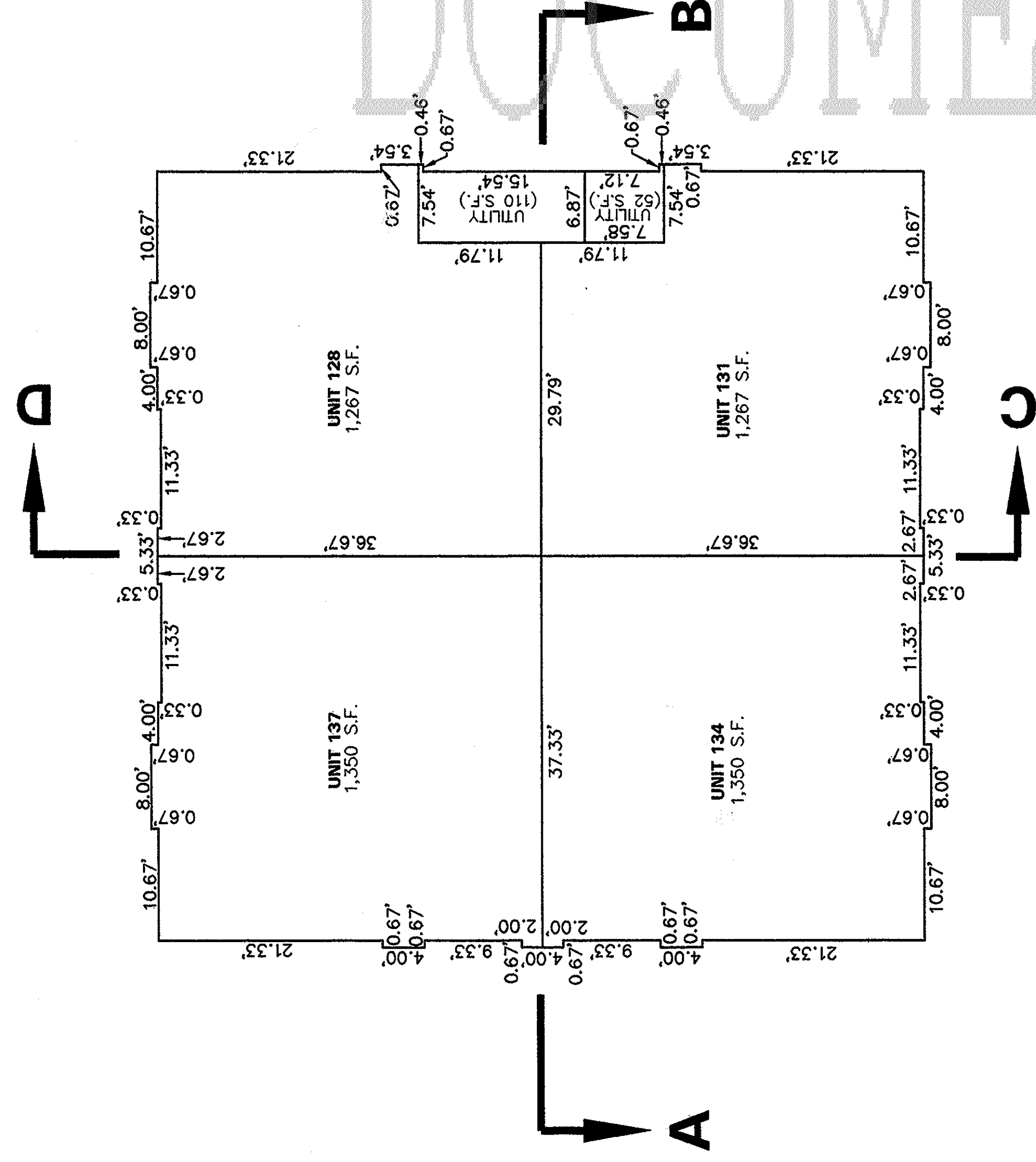
PURPOSE:  
CONDOMINIUM PLAT

NO.	DATE	REVISION	BY

SECTION: 12  
TOWNSHIP: 4N  
RANGE: 2E  
JOB NO.: LGEC041-CP  
SCALE: 1"=10'  
SHEET  
**6 OF 7**

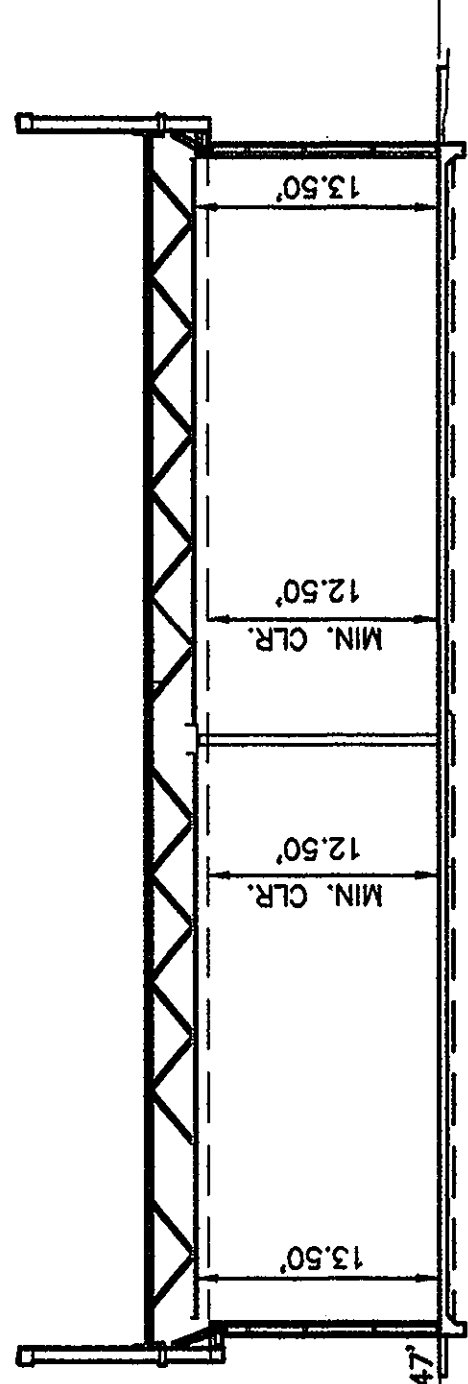
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A REPLAT OF LOT 18, HAPPY VALLEY CORPORATE CENTER,  
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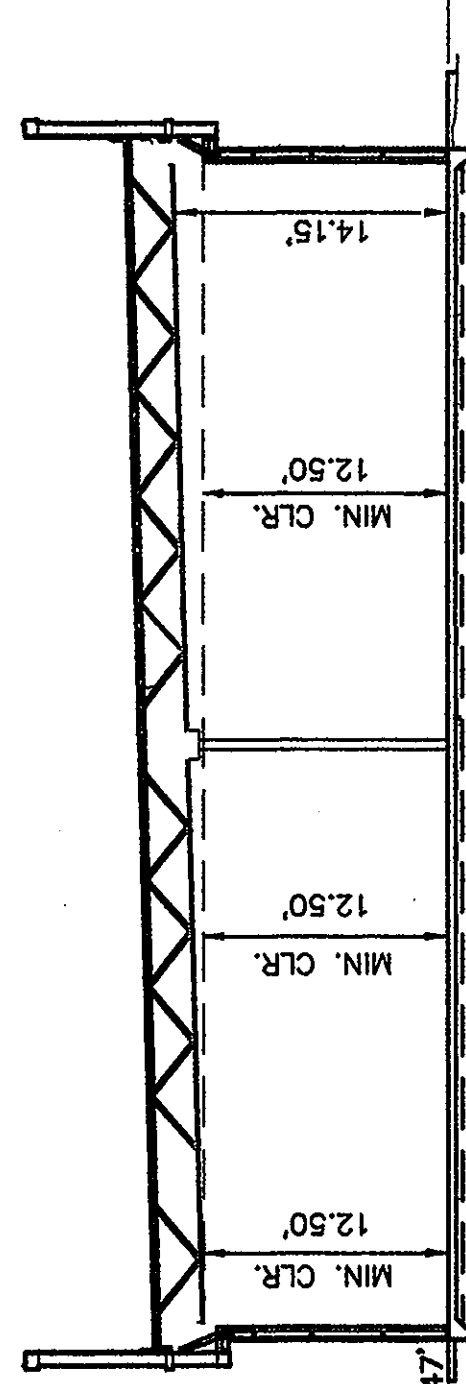
## BUILDING "5"

NOTE: ALL E-W DEMISING LINES BEAR SOUTH 89°30'50" EAST AND ALL  
N-S DEMISING LINES BEAR NORTH 00°29'10" EAST.



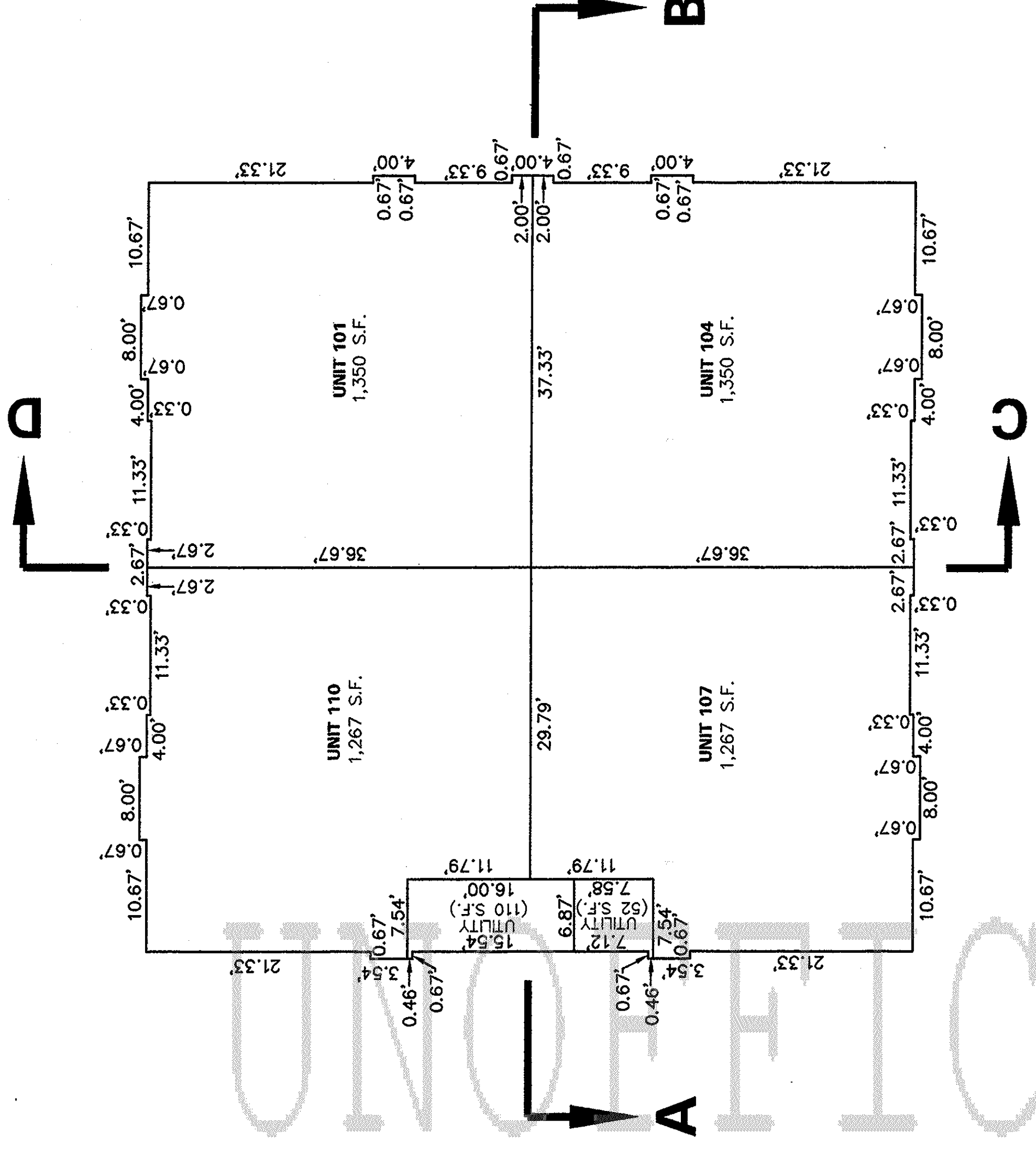
## SECTION A-B

N.T.S.



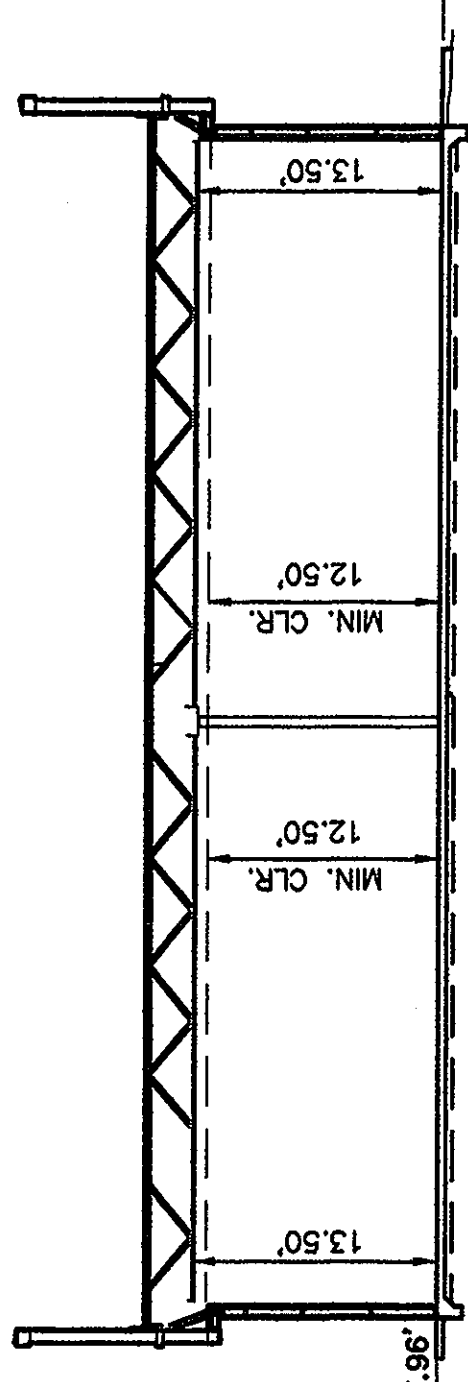
## SECTION C-D

N.T.S.



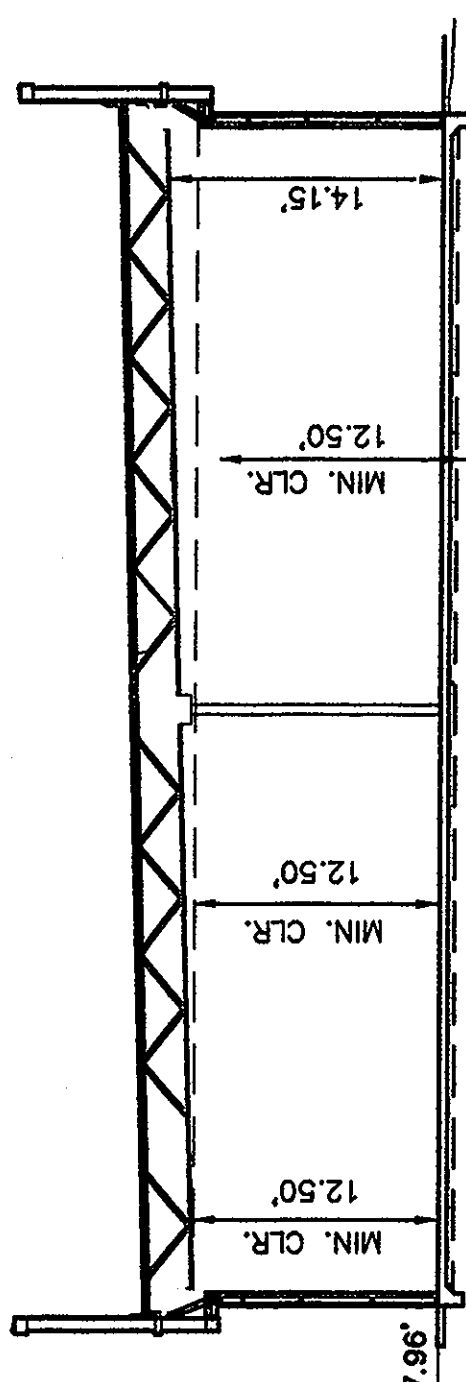
## BUILDING "4"

NOTE: ALL E-W DEMISING LINES BEAR SOUTH 89°30'50" EAST AND ALL  
N-S DEMISING LINES BEAR NORTH 00°29'10" EAST.



## SECTION A-B

N.T.S.



## SECTION C-D

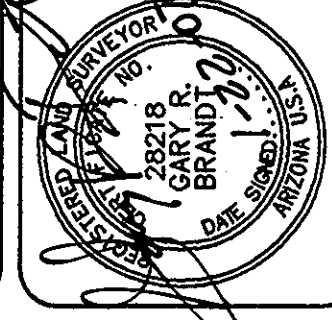
N.T.S.

NO.	DATE	REVISION	BY

DESIGN BY: PH  
DRAWN BY: RDG  
CHECKED BY: GRB

HUNTER  
ENGINEERING  
CIVIL AND SURVEY

10450 N. 74TH STREET, STE 200  
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T 480 991 3985  
F 480 991 3986



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SECTION: 12  
TOWNSHIP: 4N  
RANGE: 2E

JOB NO.:  
LGE0041-CP

SCALE  
1" = 10'

SHEET  
7 OF 7

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OFFICIAL RECORDS OF  
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