The Hogan Group

Jeff Beach
(602) 553-4120 | Office
(602) 694-3941 | Mobile
jbeach@hogangroupaz.com

Kevin Hogan
(602) 553-4115 | Office
(480) 310-4999 | Mobile
khogan@hogangroupaz.com

Jim Tipton
(602) 553-4110 | Office
(480) 206-8630 | Mobile
jtipton@hogangroupaz.com

The Hogan Group
7114 East Stetson Drive
Suite 400
(602) 553-4117 | Main
(480) 634-4479 | Fax

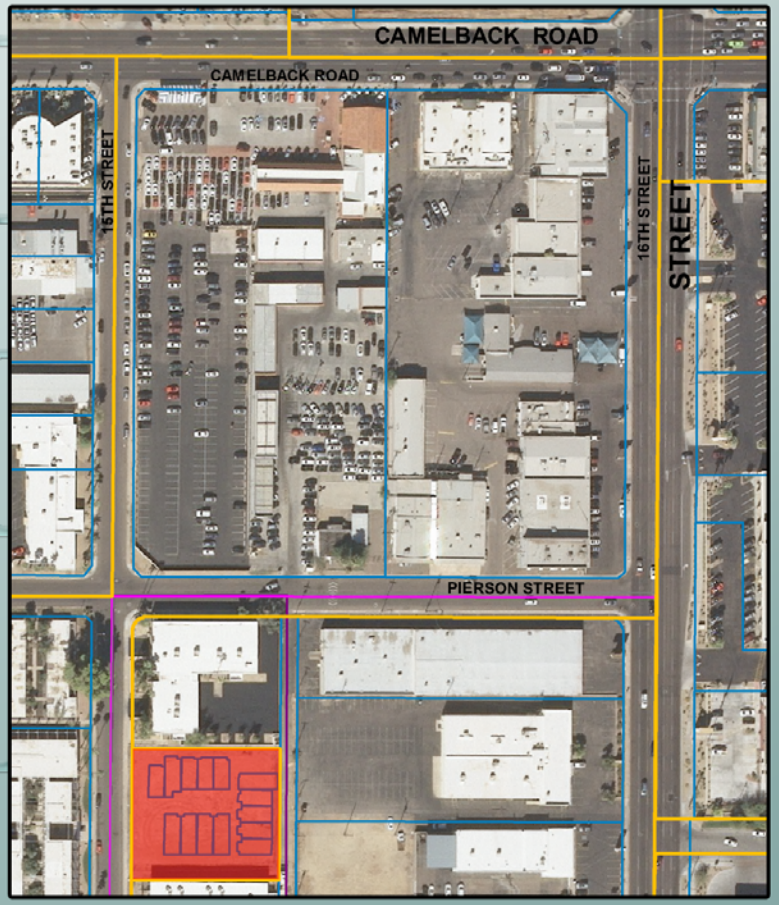
The Victor

Location:
SW of Camelback Rd & 16th St,
Phoenix, AZ

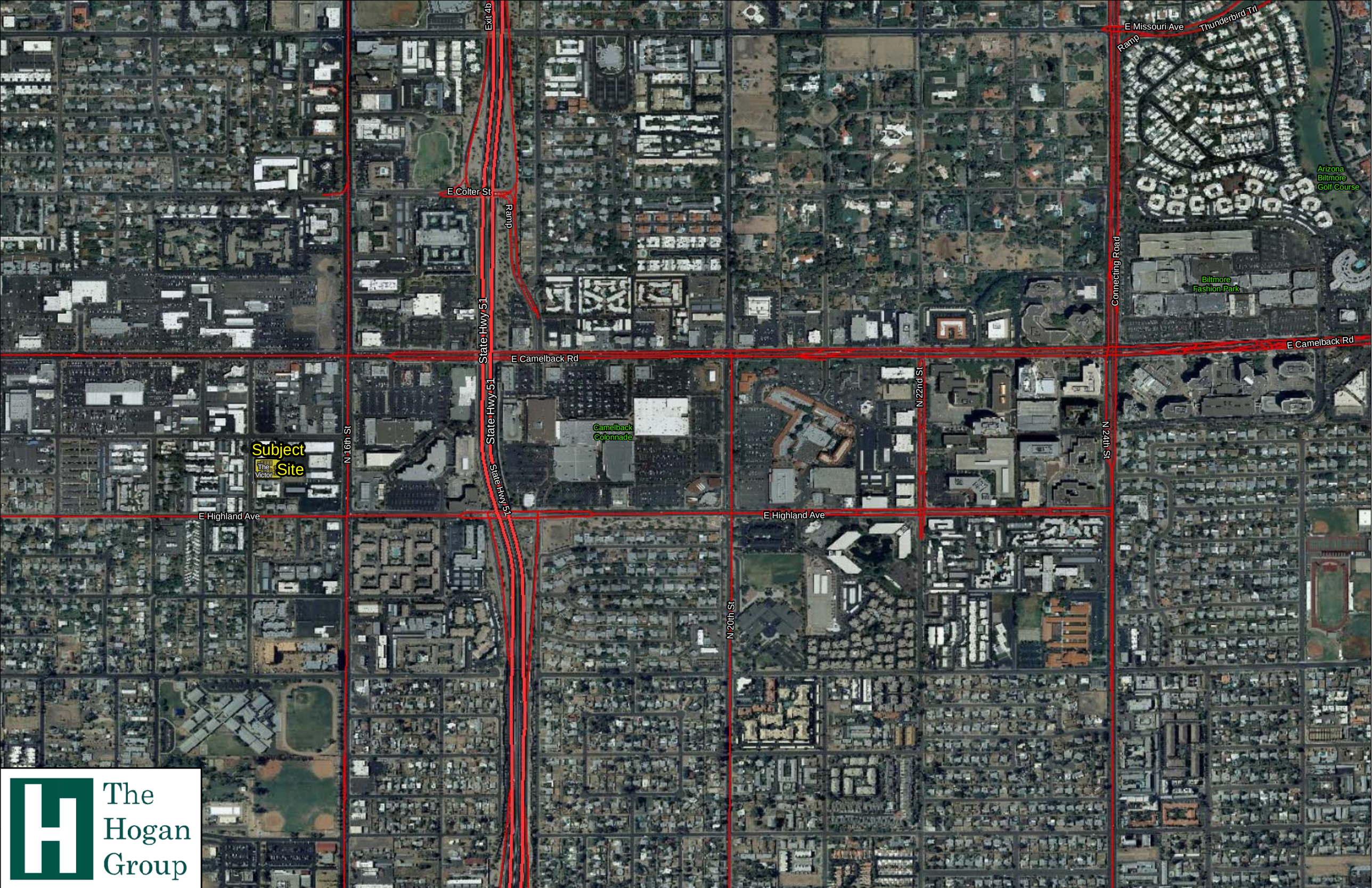
Description:
4 Story, 37 Unit, Condominium building with 4 two-car garages & underground parking on .669 acres.
- 4 Units - 773 SF
- 15 Units - 941 SF
- 6 Units - 1,493 to 1,568 SF
- 10 Units - 1,759 to 1,888 SF
- 2 Units - 2,080 to 2,082SF

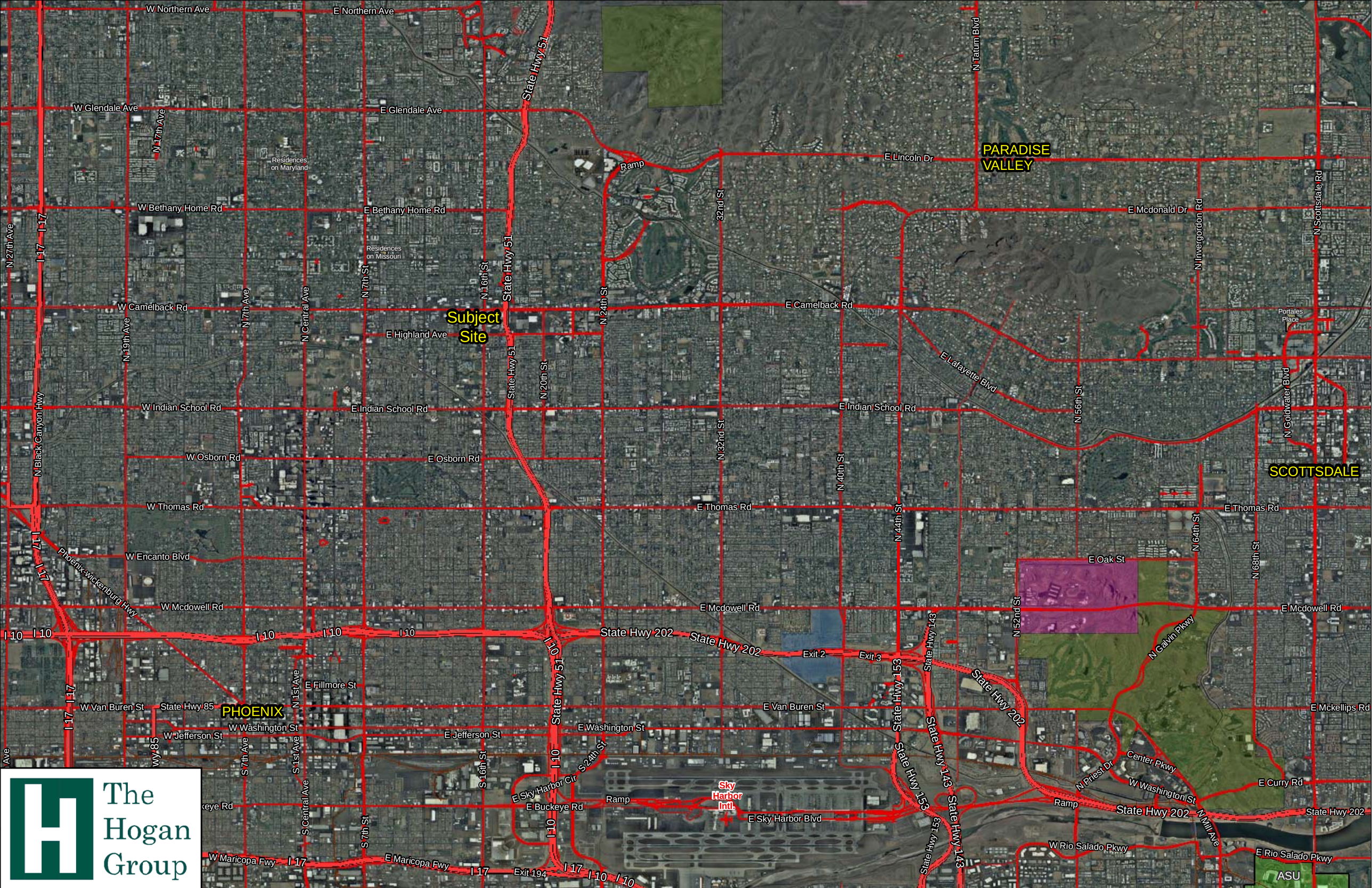
Status:
The property is Bank Owned and Final Platted.

Purchase Price:
$165,000 or $4,460/Unit



DISCLAIMER
The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.


Exit 4b
E Missouri Ave
Thunderbird Trl
Ramp
E Colter St
Ramp
Arizona
Biltmore
Golf Course
Biltmore
Fashion Park
Connecting Road
E Camelback Rd
E Camelback Rd
State Hwy 51
State Hwy 51
State Hwy 51
Camelback
Colonnade
N 22nd St
N 24th St
N 16th St
Subject
Site
The
Victor
E Highland Ave
E Highland Ave
N 20th St
The
Hogan
Group



The Hogan Group

CONDOMINIUM PLAT
FOR
THE VICTOR, A CONDOMINIUM

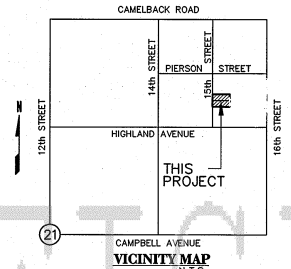
LOTS 3 AND 4 AND THE NORTH 2 FEET OF LOT 5, OF MOSSELE PLACE, ACCORDING TO BOOK 62 OF MAPS, PAGE 22 M.C.R.; EXCEPT THE NORTH 1.5 FEET OF LOT 3. A PORTION OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION

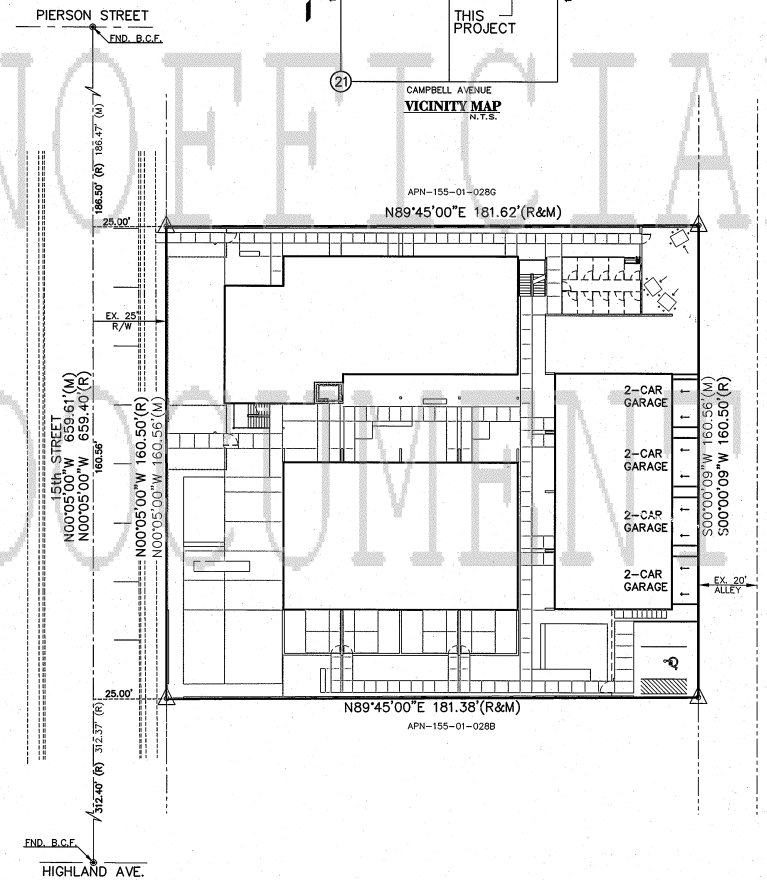
LOTS 3 AND 4 AND THE NORTH 2 FEET OF LOT 5, MOSSELE PLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 62 OF MAPS, PAGE 22; EXCEPT THE NORTH 1.5 FEET OF LOT 3.

NOTES

1. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY'S ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
3. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
4. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
5. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
6. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
7. THERE ARE NO ENCROACHMENTS ON THE CONDOMINIUM PROPERTY.
8. THERE ARE NO EASEMENTS SERVICING OR BURDENING THE PROPERTY PER TITLE REPORT NO. NCS-238554 DATED SEPTEMBER 14TH, 2006.
9. EACH PATIO OR ENTRY IS A LIMITED COMMON ELEMENT ALLOCATED TO THE UNIT IT IS ATTACHED TO AND EACH STORAGE AREA AND PARKING SPACE (OTHER THAN PRIVATE GARAGES) IS A LIMITED COMMON ELEMENT AND IS ALLOCATED TO A UNIT IN THE DECLARATION OR AN AMENDMENT THERETO.
10. THE VICTOR CONDOMINIUM ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE COMMON ELEMENTS.
11. THIS SITE LIES WITHIN A FLOOD AREA DESIGNATED AS "ZONE X (SHADED)" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 04013C1670G, DATED APRIL 15th, 1988, REVISED SEPTEMBER 30th 2005. "ZONE X SHADED" IS DESIGNATED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."
12. ANY AREAS ON THIS CONDOMINIUM PLAT NOT SPECIFICALLY LABELED SHALL BE COMMON ELEMENTS.



VICINITY MAP
N.T.S.



LEGEND

△	SUBDIVISION CORNER (SET 1/2" REBAR TAGGED R.L.S. No. 28725 UNLESS OTHERWISE NOTED)
———	PROPERTY LINE
—·—·—	ADJACENT PROPERTY LINE
—·—·—	CENTER LINE
- - - - -	EASEMENT LINE (AS NOTED)
R/W	RIGHT OF WAY
FND.	FOUND
B.C.F.	BRASS CAP FLUSH
EX.	EXISTING
R.L.S.	REGISTERED LAND SURVEYOR
APN	ASSESSOR'S PARCEL NUMBER
SEC	SECTION
M.C.R.	MARICOPA COUNTY RECORD
S.V.T.	SIGHT VISIBILITY TRIANGLE
FF	FINISH FLOOR
B.S.L.	BUILDING SETBACK LINE
L.C.E.	LIMITED COMMON ELEMENT
HC	HANDICAP

NOTE: THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF D & M ENGINEERING. ANY UNAUTHORIZED REPRODUCTIONS, REVISIONS, ADDITIONS, OR ALTERATIONS OF THESE DRAWINGS IS STRICTLY PROHIBITED, AND WILL BE CONSIDERED TO BE IN VIOLATION OF ARIZONA STATE TECHNICAL BOARD, CODE 32-125 AND 32-142.

N

GRAPHIC SCALE
-10 0 10 20 40
(IN FEET)
1 INCH =20 FT

BOOK 967 PAGE 28
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2008-0054767
01/22/2008 09:49 AM
PILOT

DEDICATION

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:
THAT 4741 NORTH 15TH STREET, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF THE FEE TITLE TO THE REAL PROPERTY DESCRIBED AND DEPICTED HEREON, AND IN COMPLIANCE WITH THE ARIZONA UNIFORM CONDOMINIUM ACT, CHAPTER 9 OF TITLE 33 OF THE ARIZONA REVISED STATUTES (THE "ACT"), HAS PLATTED UNDER THE NAME OF THE VICTOR, A CONDOMINIUM, LOCATED IN SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY:

PUBLISHES THIS PLAT AS THE CONDOMINIUM PLAT FOR THE VICTOR, A CONDOMINIUM AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE BUILDINGS, UNITS, AND COMMON ELEMENTS CONSTITUTING THE CONDOMINIUM, AND THAT EACH BUILDING AND UNIT SHALL BE KNOWN BY THE NUMBERS SHOWN HEREON;

SUBJECTS THE REAL PROPERTY DESCRIBED AND DEPICTED HEREON TO A CONDOMINIUM FORM OF OWNERSHIP PURSUANT TO THE ACT AND AS MORE PARTICULARLY PROVIDED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR THE VICTOR, A CONDOMINIUM ("DECLARATION"), WHICH SHALL EXPRESSLY REFERENCE THIS PLAT AND SHALL BE RECORDED CONCURRENTLY OR AFTER THIS PLAT (EXCEPT AS OTHERWISE PROVIDED HEREIN, TERMS OF ART SHALL HAVE THE MEANING GIVEN IN THE DECLARATION);

DECLARES THAT THE PRIVATE DRIVEWAYS SHOWN ON THIS PLAT CONSTITUTE MEANS OF INGRESS AND EGRESS BY THE OWNERS AND OCCUPANTS OF THE UNITS IN THE CONDOMINIUM AS MORE PARTICULARLY PROVIDED IN AND SUBJECT TO THE TERMS OF THE DECLARATION;

DECLARES THAT AS MORE PARTICULARLY PROVIDED IN THE DECLARATION, THE PRIVATE DRIVEWAYS AND THE OTHER COMMON ELEMENTS SHALL BE SUBJECT TO VARIOUS EASEMENTS FOR PUBLIC UTILITY LINES, CONSTRUCTION, MAINTENANCE, AND REPAIR AND ALL OTHER EASEMENTS PROVIDED FOR HEREON OR IN THE DECLARATION;

WARRANTS AND REPRESENTS TO THE CITY OF PHOENIX TO BE THE SOLE OWNER OF THE PROPERTY COVERED HEREBY AND THAT ANY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING AN INTEREST IN SAID PROPERTY HAS CONSENTED TO AND JOINED IN THIS PLAT AS EVIDENCED BY INSTRUMENTS RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE.

IN WITNESS WHEREOF, 4741 NORTH 15TH STREET, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS CAUSED ITS NAME TO BE AFFIXED HERETO AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED PERSON

THIS 16th DAY OF January 2008.

4741 NORTH 15TH STREET, LLC

BY: SM PHOENIX, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: 132ND AVE. INVESTMENTS LLC,
A WASHINGTON LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: _____
PRINT NAME: MYLES BRUCKAL
TITLE: MANAGER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF January, 2008, BY MYLES BRUCKAL, THE MANAGER OF 132ND AVE. INVESTMENTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND THE MANAGER OF SM PHOENIX, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND THE MEMBER OF 4741 NORTH 15TH STREET, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, FOR AND ON BEHALF OF SAID COMPANY.

IN WITNESS WHEREOF, I HEREUNDER SET MY HAND AND OFFICIAL SEAL.

CHERI D. COOK
Notary Public - Arizona
Maricopa County
Expires 12/15/08

MY COMMISSION EXPIRES: 12-15-2008

NOTARY PUBLIC
Cheri D. Cook

SITE AREA

29,141 sq.ft.
0.669 ac.

PARKING

54 SPACES PROVIDED
2 ACCESSIBLE

BENCHMARK

BENCHMARK IS A CITY OF PHOENIX BRASS CAP IN A HAND HOLE AT THE INTERSECTION OF 12TH STREET AND CAMELBACK ROAD.
ELEVATION=1139.32
THE CITY OF PHOENIX DATUM.

SHEET INDEX

SHEET 1 - COVER SHEET
SHEET 2 - FIRST FLOOR PLAN
SHEET 3 - SECOND FLOOR PLAN
SHEET 4 - THIRD FLOOR PLAN
SHEET 5 - FOURTH FLOOR PLAN
SHEET 6 - PARKING PLAN / DETAILS

BASIS OF BEARING

THE CENTERLINE OF 15th ST. SAID LINE BEARS N00°05'00"W PER BOOK 62, PAGE 22 M.C.R.

DEVELOPER/OWNER

4741 NORTH 15TH STREET, LLC
ATTN: MYLES BRUCKAL
5150 N. 16th ST., SUITE C-163,
PHOENIX, AZ 85016
PHONE: 206-409-7067
FAX: 602-385-0620

ARCHITECT

MERZ PROJECT
JONAH BUSICK
1737-A E. WASHINGTON ST.
PHOENIX, AZ 85034
PHONE: 602-430-3223
FAX: 602-254-1501

ENGINEER

D & M ENGINEERING
DURAN THOMPSON, P.E.
1833 W. MAIN ST. SUITE. 141
MESA, AZ. 85201
PHONE: 480-350-9590
FAX: 480-350-9486

SURVEYOR

D & M ENGINEERING
ROBERT P. GROW, R.L.S.
1833 W. MAIN ST. STE. 141
MESA, AZ. 85201
PHONE: 480-350-9590
FAX: 480-350-9486

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER, 2007; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MONUMENTS EXIST AS SHOWN AND THAT THEIR POSITIONS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT P. GROW
ARIZONA REGISTERED
LAND SURVEYOR # 28725
1833 W. MAIN ST. SUITE 141
MESA, AZ. 85201

REGISTERED LAND SURVEYOR CERTIFICATE 28725 ROBERT P. GROW 1-17-08 ARIZONA U.S.A.

D&M Engineering
DURAN THOMPSON, P.E.
1833 W. MAIN ST., SUITE 141
MESA, AZ. 85201
PH: (480) 350-9590
FAX: (480) 350-9486
E-MAIL:engineer@dmengineer.com

CLIENT/PROJECT
THE VICTOR, A CONDOMINIUM
4741 N. 15TH STREET
PHOENIX, ARIZONA 85041

TITLE
CONDOMINIUM PLAT

No.	DATE	APP.	DESCRIPTION

REVISIONS

DESIGNED	DTT
DRAWN	AGY
CHECKED	RPG
DATE	01-14-08
SCALE	1"=20'
PROJECT	060702
FILE NAME	Condo Plat

SHEET 1 OF 6

UNOFFICIAL DOCUMENT

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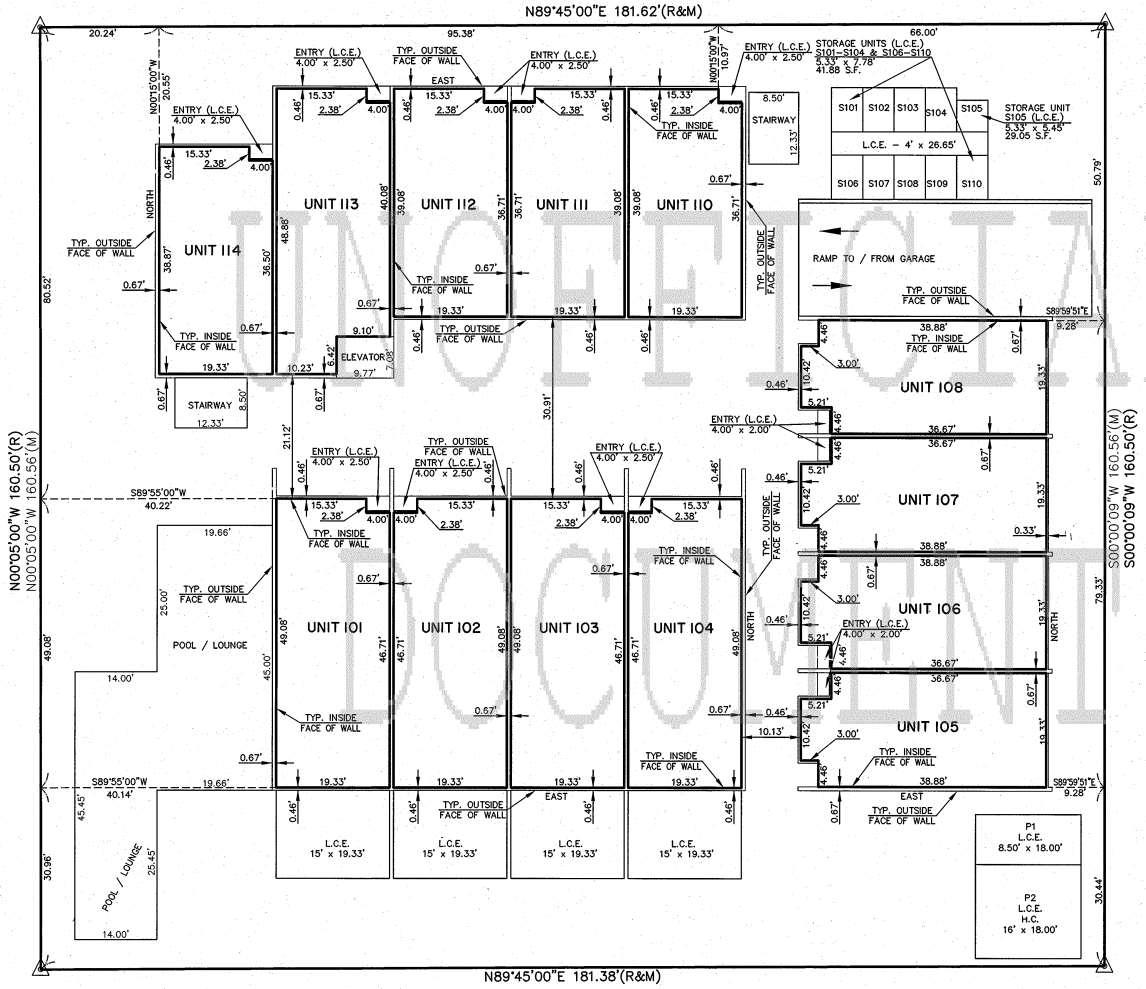

FIRST FLOOR PLAN

UNOFFICIAL DOCUMENT

BOOK 967 PAGE 28
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2008 – 0054767
01/22/2008 09:49 AM

GRAPHIC SCALE
-5 0 5 10 20
(IN FEET)
1 INCH = 10 FT

D&M Engineering
DURAN THOMPSON, P.E.
1833 W. MAIN ST., SUITE 141
MESA, AZ 85201
PH: (480) 350-9590
FAX: (480) 350-9486
E-MAIL: engineer@dmengineer.com

CLIENT/PROJECT
THE VICTOR, A CONDOMINIUM
4741 N. 15TH STREET
PHOENIX, ARIZONA 85041

TITLE
GROUND FLOOR PLAN

No.	Date	App.	Description

REVISIONS

Designed	DTT
Drawn	AGY
Checked	RPG
Date	01-14-08
Scale	1"=10'
Project	060702
File name	Condo Plat

SHEET
2 OF 6

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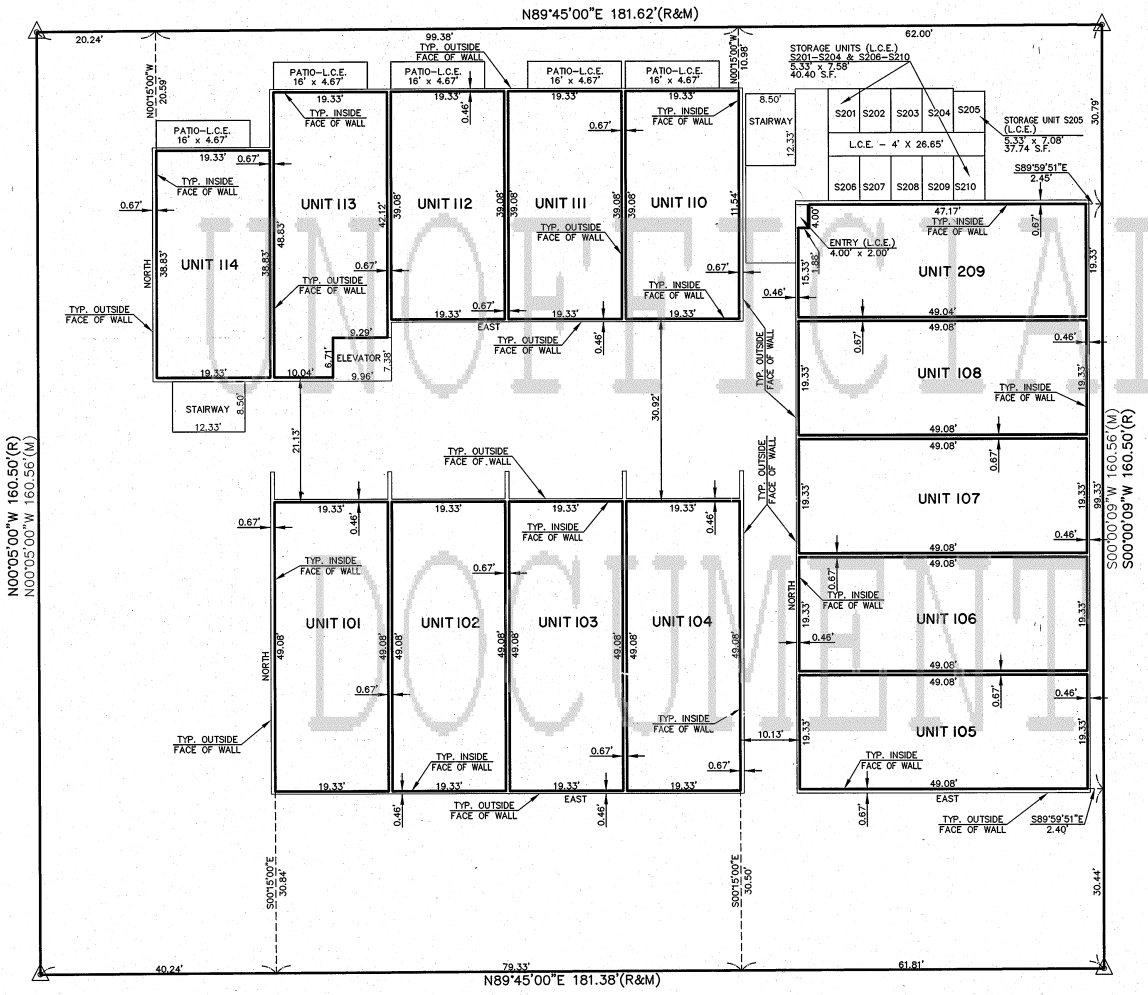
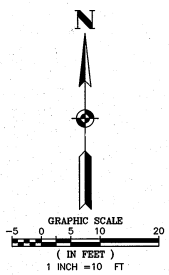


SECOND FLOOR PLAN



BOOK 967 PAGE 28
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
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PILOT-1

D&M Engineering
DURAN THOMPSON, P.E.
1833 W. MAIN ST., SUITE 141
MESA, AZ 85201
PH: (480) 350-9590
FAX: (480) 350-9486
E-MAIL: engineer@dmengineer.com

CLIENT/PROJECT
THE VICTOR, A CONDOMINIUM
4741 N. 15TH STREET
PHOENIX, ARIZONA 85041

TITLE
SECOND FLOOR PLAN

No.	Date	App.	Description

REVISIONS

DESIGNED	DTT
DRAWN	AGY
CHECKED	RPG
DATE	01-14-08
SCALE	1"=10'
PROJECT	060702
FILE NAME	Condo Plat

SHEET 3 OF 6

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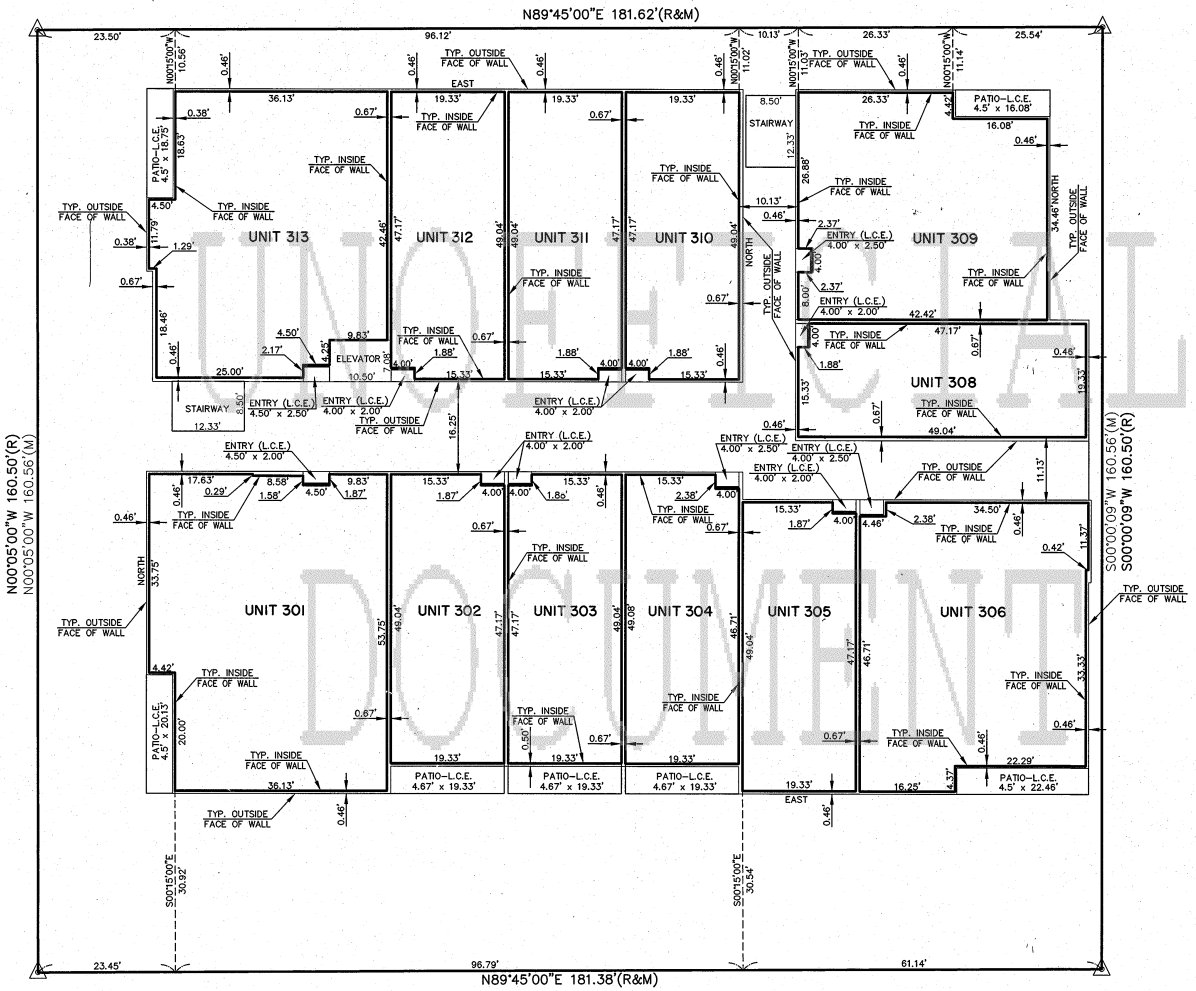

THIRD FLOOR PLAN

UNOFFICIAL DOCUMENT

BOOK 967 PAGE 28
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2008 – 0054767
01/22/2008 09:49 AM

GRAPHIC SCALE
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(IN FEET)
1 INCH = 10 FT

D&M Engineering
DURAN THOMPSON, P.E.
1833 W. MAIN ST., SUITE 141
MESA, AZ 85201
PH: (480) 350-9590
FAX: (480) 350-9486
E-MAIL: engineer@dmengineer.com

CLIENT/PROJECT
THE VICTOR, A CONDOMINIUM
4741 N. 15TH STREET
PHOENIX, ARIZONA 85041

TITLE
THIRD FLOOR PLAN

REVISIONS

No.	Date	Appr.	Description

28725 ROBERT P. GROW 1-17-08 REGISTERED PROFESSIONAL ENGINEER ARIZONA, U.S.A.

Designed	DTT
Drawn	AGY
Checked	RPG
Date	01-14-08
Scale	1"=10'
Project	060702
File name	Condo Plat

SHEET 4 OF 6

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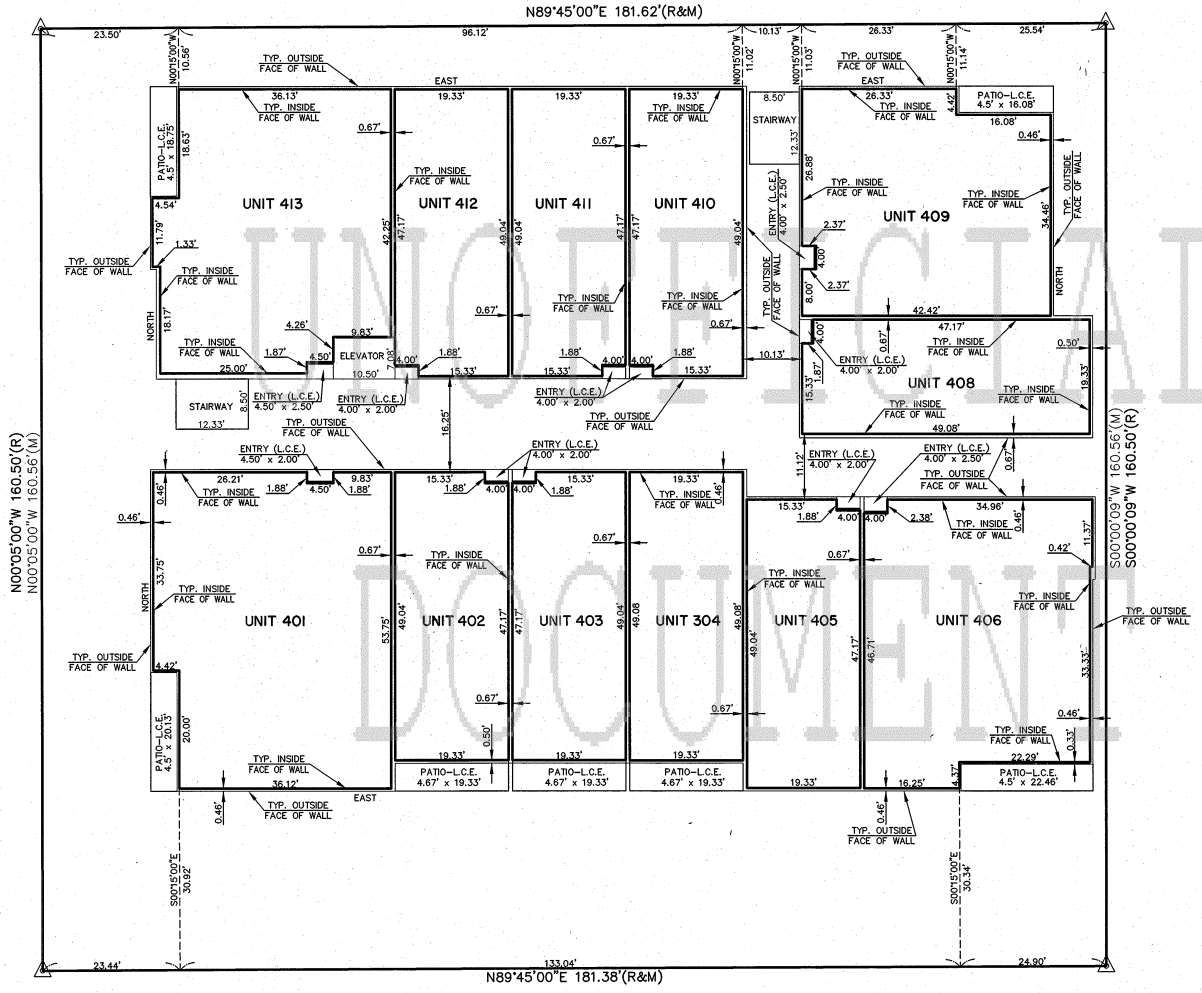
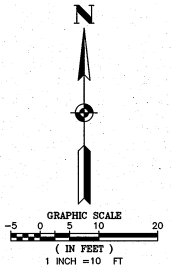


FOURTH FLOOR PLAN

UNOFFICIAL DOCUMENT



BOOK 967 PAGE 28
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01/22/2008 09:49 AM

D&M Engineering
DURAN THOMPSON, P.E.
1833 W. MAIN ST., SUITE 141
MESA, AZ 85201
PH: (480) 350-9590
FAX: (480) 350-9486
E-MAIL: engineer@dmengineer.com

CLIENT/PROJECT
THE VICTOR, A CONDOMINIUM
4741 N. 15TH STREET
PHOENIX, ARIZONA 85041

TITLE
FOURTH FLOOR PLAN

No.	Date	App.	Description

REVISIONS

Designed	DTT
Drawn	AGY
Checked	RPG
Date	01-14-08
Scale	1"=10'
Project	060702
File name	Condo Plat

SHEET 5 OF 6

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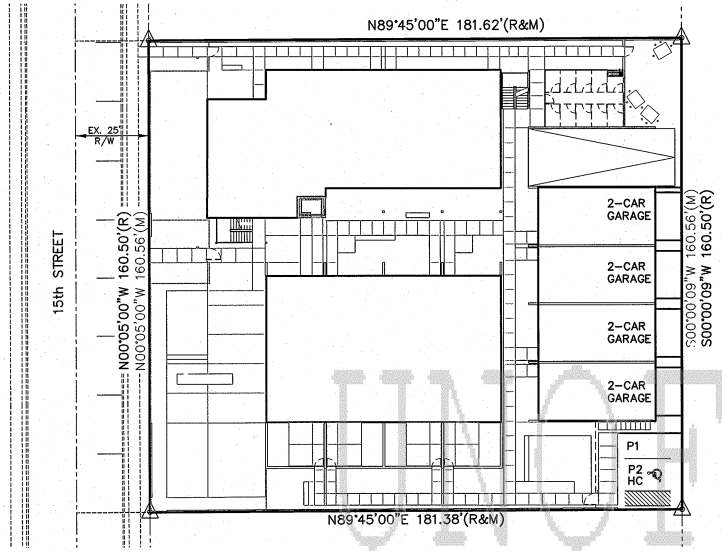
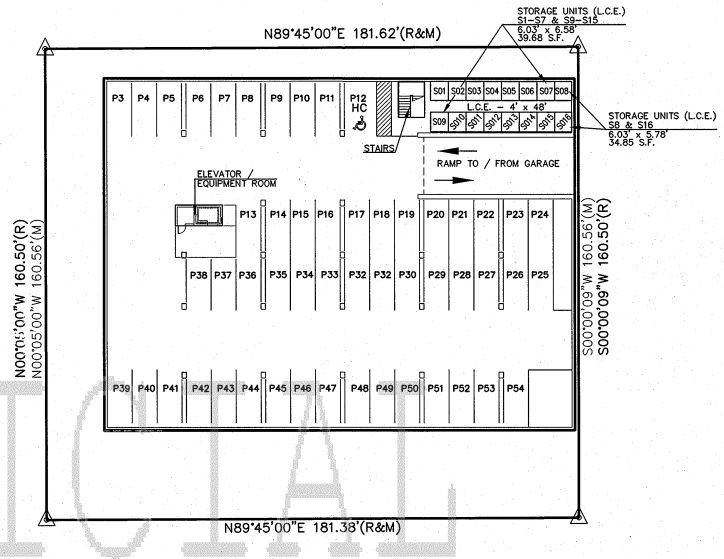
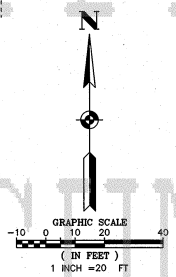
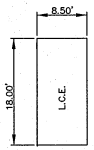


ABOVE GROUND PARKING

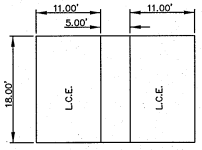


UNDERGROUND PARKING / STORAGE

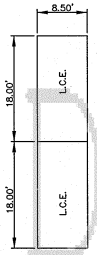




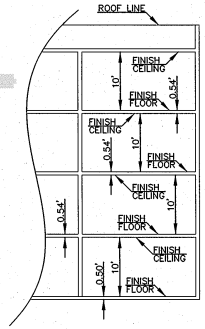
TYP. SINGLE PARKING
SCALE: 1"=10'
P4-P21, P32-P37 & P40-P56



TYP. HC PARKING
SCALE: 1"=10'
P38 & P39



TYP. TANDEM PARKING
SCALE: 1"=10'
P22 - P31



UNIT BOUNDARIES
SCALE: 1"=10' (VERT.)
1"=10' (HORIZ.)

BOOK 967 PAGE 28
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2008 - 0054767
01/22/2008 09:49 AM

UNIT TABLE

UNIT	AREA	FINISHED FLOOR	FINISHED CEILING	UNIT	AREA	FINISHED FLOOR	FINISHED CEILING	UNIT	AREA	FINISHED FLOOR	FINISHED CEILING
101	1,840 S.F./0.043 ACRES	1131.00 1ST FLOOR 1141.54 2ND FLOOR	1141.00 1ST FLOOR 1151.54 2ND FLOOR	301	2,080 S.F./0.048 ACRES	1152.08	1162.08	401	2,082 S.F./0.048 ACRES	1162.62	1172.62
102	1,888 S.F./0.044 ACRES	1131.00 1ST FLOOR 1141.54 2ND FLOOR	1141.00 1ST FLOOR 1151.54 2ND FLOOR	302	941 S.F./0.022 ACRES	1152.08	1162.08	402	941 S.F./0.022 ACRES	1162.62	1172.62
103	1,888 S.F./0.044 ACRES	1131.00 1ST FLOOR 1141.54 2ND FLOOR	1141.00 1ST FLOOR 1151.54 2ND FLOOR	303	941 S.F./0.022 ACRES	1152.08	1162.08	403	941 S.F./0.022 ACRES	1162.62	1172.62
104	1,888 S.F./0.044 ACRES	1131.00 1ST FLOOR 1141.54 2ND FLOOR	1141.00 1ST FLOOR 1151.54 2ND FLOOR	304	1,888 S.F./0.044 ACRES	1152.08 1ST FLOOR 1162.62 2ND FLOOR	1162.08 1ST FLOOR 1172.62 2ND FLOOR	405	941 S.F./0.022 ACRES	1162.62	1172.62
105	773 S.F./0.018 ACRES	1131.00 1ST FLOOR 1141.54 2ND FLOOR	1141.00 1ST FLOOR 1151.54 2ND FLOOR	305	941 S.F./0.022 ACRES	1152.08	1162.08	406	1,789 S.F./0.041 ACRES	1162.62	1172.62
106	773 S.F./0.018 ACRES	1131.00 1ST FLOOR 1141.54 2ND FLOOR	1141.00 1ST FLOOR 1151.54 2ND FLOOR	306	1,788 S.F./0.041 ACRES	1152.08	1162.08	408	941 S.F./0.022 ACRES	1162.62	1172.62
107	773 S.F./0.018 ACRES	1131.00 1ST FLOOR 1141.54 2ND FLOOR	1141.00 1ST FLOOR 1151.54 2ND FLOOR	308	941 S.F./0.022 ACRES	1152.08	1162.08	409	1,568 S.F./0.036 ACRES	1162.62	1172.62
108	773 S.F./0.018 ACRES	1131.00 1ST FLOOR 1141.54 2ND FLOOR	1141.00 1ST FLOOR 1151.54 2ND FLOOR	309	1,568 S.F./0.036 ACRES	1152.08	1162.08	410	941 S.F./0.022 ACRES	1162.62	1172.62
110	1,502 S.F./0.034 ACRES	1131.00 1ST FLOOR 1141.54 2ND FLOOR	1141.00 1ST FLOOR 1151.54 2ND FLOOR	310	941 S.F./0.022 ACRES	1152.08	1162.08	411	941 S.F./0.022 ACRES	1162.62	1172.62
111	1,502 S.F./0.034 ACRES	1131.00 1ST FLOOR 1141.54 2ND FLOOR	1141.00 1ST FLOOR 1151.54 2ND FLOOR	311	941 S.F./0.022 ACRES	1152.08	1162.08	412	941 S.F./0.022 ACRES	1162.62	1172.62
112	1,502 S.F./0.034 ACRES	1131.00 1ST FLOOR 1141.54 2ND FLOOR	1141.00 1ST FLOOR 1151.54 2ND FLOOR	312	941 S.F./0.022 ACRES	1152.08	1162.08	413	1,798 S.F./0.041 ACRES	1162.62	1172.62
113	759 S.F./0.040 ACRES	1131.00 1ST FLOOR 1141.54 2ND FLOOR	1141.00 1ST FLOOR 1151.54 2ND FLOOR	313	1,805 S.F./0.041 ACRES	1152.08	1162.08				
114	1,493 S.F./0.034 ACRES	1131.00 1ST FLOOR 1141.54 2ND FLOOR	1141.00 1ST FLOOR 1151.54 2ND FLOOR								
209	941 S.F./0.022 ACRES	1141.54	1151.54								

D&M Engineering
DURAN THOMPSON, P.E.
1833 W. MAIN ST., SUITE 141
MESA, AZ 85201
PH: (480) 350-9590
FAX: (480) 350-9486
E-MAIL:engineer@dmengineer.com

CLIENT/PROJECT
THE VICTOR, A CONDOMINIUM
4741 N. 15TH STREET
PHOENIX, ARIZONA 85041

TITLE
PARKING PLAN / DETAIL

REVISIONS

No.	DATE	APP.	DESCRIPTION

CERTIFICATE OF SURVEY
CERTIFICATE NO. 28725
ROBERT P. GROW
01-18-08
REGISTERED PROFESSIONAL
ARIZONA, U.S.A.

DESIGNED	DTT
DRAWN	AGY
CHECKED	RPG
DATE	01-18-08
SCALE	1"=20'
PROJECT	060702
FILE NAME	Condo Plat

SHEET
6 OF 6

UNOFFICIAL DOCUMENT

F:\2006\060702 HIGHLAND GARDENS-THE VICTOR\DWG\CONDO PLAT\THE VICTOR.DWG, 1/18/2008 9:44:31 AM, FRANCIS