

LESSOR'S LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RNER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE NORTH 89 DEGREES 24 MINUTES 22 SECONDS WEST, A DISTANCE OF 931.61 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 35 MINUTES 38 SECONDS WEST, A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MCDOWELL ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 35 MINUTES 38 SECONDS WEST A DISTANCE OF 462.92 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 22 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 86.33 FEET; THENCE NORTH 44 DEGREES 24 MINUTES 22 SECONDS WEST, A DISTANCE OF 244.55 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 22 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 272.04 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 38 SECONDS EAST, A DISTANCE OF 290.00 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF MCDOWELL ROAD; THENCE SOUTH 89 DEGREES 24 MINUTES 22 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 531.29 FEET TO THE POINT OF BEGINNING.

EXCEPT COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 3;

THENCE NORTH 89 DEGREES 24 MINUTES 22 SECONDS WEST, A DISTANCE OF 931.61 FEET, THENCE SOUTH 00 DEGREES 35 MINUTES 38 SECONDS WEST, A DISTANCE OF 346.76 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 35 MINUTES 38 SECONDS WEST, A DISTANCE OF 171.16 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 22 SECONDS WEST, A DISTANCE OF 86.22 FEET; THENCE NORTH 44 DEGREES 24 MINUTES 22 SECONDS WEST, A DISTANCE OF 53.20 FEET; THENCE NORTH 45 DEGREES 35 MINUTES 38 SECONDS EAST, A DISTANCE OF 165.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 44 DEGREES 24 MINUTES 22 SECONDS WEST, A DISTANCE OF 23.42 FEET; THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 45 DEGREES 00 MINUTES 00 SECONDS, AN ARC DISTANCE OF 18.39 FEET TO THE POINT OF BEGINNING.

SCHEDULE B EXCEPTIONS

9.

TERMS, CONDITIONS AND STIPULATIONS AS SET FORTH IN THAT CERTAIN DEDICATION RECORDED AS INSTRUMENT NO. 1993-790315 OF OFFICIAL RECORDS.
12.

AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES THERETO, RECORDED AS INSTRUMENT NO. 1995-537135 OF OFFICIAL RECORDS.
13.

AN EASEMENT FOR COMMUNICATIONS FACILITIES AND INCIDENTAL PURPOSES THERETO, RECORDED AS INSTRUMENT NO. 1995-645947 OF OFFICIAL RECORDS.
15.

AN EASEMENT FOR WATER LINE AND INCIDENTAL PURPOSES THERETO, RECORDED AS INSTRUMENT NO. 2005-438247 OF OFFICIAL RECORDS.
16.

ALL MATTERS AS SET FORTH ON MAP OF DEDICATION RECORDED AS BOOK 506 OF MAPS, PAGE 46.

ITEMS 1 THRU 8, 10, 11, 14, AND 17 THRU 20 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

SURVEYOR NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY WESTERN REGIONAL TITLE AGENCY, ORDER NO.: 150722-04 EFFECTIVE DATE: 11/25/2015.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LESSEE ACCESS/UTILITY EASMENT LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNERS OF SAID SECTION 3 FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION BEARS SOUTH 89° 24' 17", 2615.90 FEET; THENCE SOUTH 89°24'17" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1491.07 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°00'00" EAST, 65.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF MCDOWELL ROAD ALSO BEING POINT OF BEGINNING.

THENCE SOUTH 00°00'00" EAST, 43.09 FEET; THENCE NORTH 90°00'00" WEST, 87.90 FEET; THENCE SOUTH 45°52'45" WEST, 167.63 FEET; THENCE NORTH 44°07'15" WEST, 30.29 FEET TO THE POINT OF TERMINUS.

SIDELINES SHALL BE LENGTHENED OR SHORTENED TO FORM ONE CONTIGUOUS PARCEL.

PROJECT META DATA

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN *NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)* ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *ARIZONA STATE PLANE COORDINATE ZONE CENTRAL*, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 12/16/15.

LESSEE LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNERS OF SAID SECTION 3 FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION BEARS SOUTH 89° 24' 17", 2615.90 FEET; THENCE SOUTH 89°24'17" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1491.07 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°00'00" EAST, 65.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF MCDOWELL ROAD; THENCE SOUTH 00°00'00" EAST, 43.09 FEET; THENCE NORTH 90°00'00" WEST, 87.90 FEET; THENCE SOUTH 45°52'45" WEST, 167.63 FEET; THENCE NORTH 44°07'15" WEST, 30.29 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 44°07'15" EAST, 21.33 FEET; THENCE SOUTH 45°52'45" WEST, 10.00 FEET; THENCE SOUTH 44°07'15" EAST, 5.02 FEET; THENCE SOUTH 45°52'45" WEST, 18.33 FEET; THENCE NORTH 44°07'15" WEST, 18.57 FEET; THENCE NORTH 45°52'45" EAST, 15.00 FEET; THENCE NORTH 00°02'13" EAST, 10.85 FEET; THENCE NORTH 45°52'45" EAST, 4.18 FEET; THENCE NORTH 45°52'45" EAST, 1.60 FEET TO THE POINT OF BEGINNING.

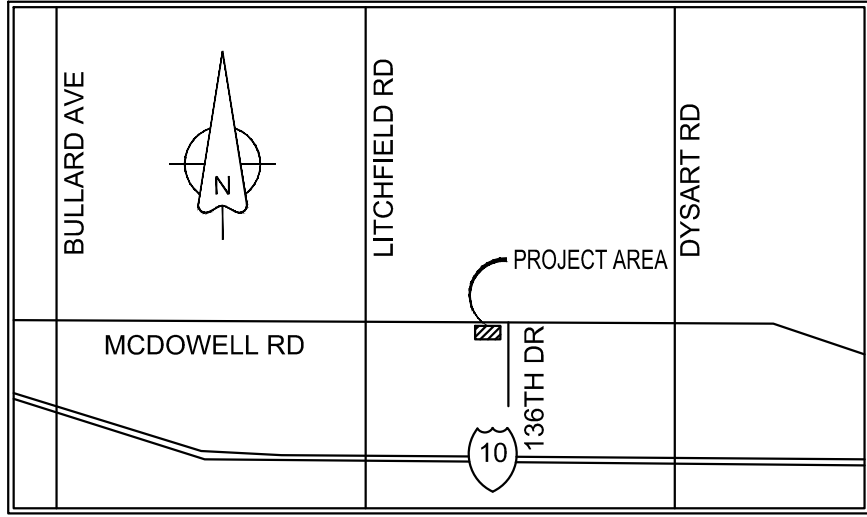
LESSEE UTILITY EASEMENT LEGAL DESCRIPTION

A 6.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNERS OF SAID SECTION 3 FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION BEARS SOUTH 89° 24' 17", 2615.90 FEET; THENCE SOUTH 89°24'17" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1491.07 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°00'00" EAST, 65.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF MCDOWELL ROAD; THENCE SOUTH 00°00'00" EAST, 43.09 FEET; THENCE NORTH 90°00'00" WEST, 87.90 FEET; THENCE SOUTH 45°52'45" WEST, 167.63 FEET; THENCE NORTH 44°07'15" WEST, 30.29 FEET; THENCE SOUTH 44°07'15" EAST, 21.33 FEET; THENCE SOUTH 45°52'45" WEST, 10.00 FEET; THENCE SOUTH 44°07'15" EAST, 5.02 FEET; THENCE SOUTH 45°52'45" WEST, 18.33 FEET; THENCE NORTH 44°07'15" WEST, 18.57 FEET; THENCE NORTH 45°52'45" EAST, 15.00 FEET; THENCE NORTH 00°02'13" EAST, 10.85 FEET; THENCE NORTH 45°52'45" EAST, 4.18 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°00'00" EAST, 11.91 FEET; THENCE NORTH 44°07'15" WEST, 27.18 FEET; THENCE NORTH 90°00'00" WEST, 39.53 FEET; THENCE NORTH 00°00'00" EAST, 114.93 FEET TO THE POINT OF TERMINUS.

SIDELINES SHALL BE LENGTHENED OR SHORTENED TO FORM ONE CONTIGUOUS PARCEL.

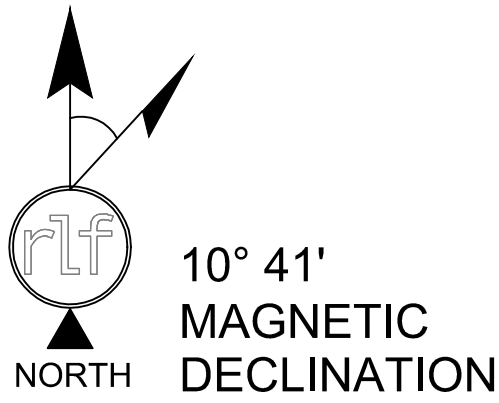


VICINITY MAP
N.T.S.

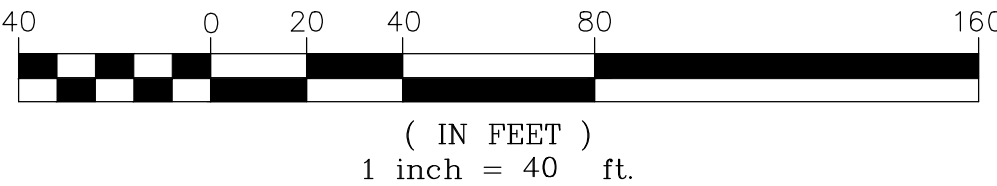
LEGEND

- BRASS CAP IN HANDHOLE
- BLDG TOP OF BUILDING
- CMU CONCRETE MASONRY UNIT
- CS CONCRETE
- D/W ACCESS DRIVEWAY
- EL ELEVATION
- MCR MARICOPA COUNTY RECORDER
- NG NATURAL GRADE
- PV ASPHALT
- P.U.E PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY
- SW SIDEWALK
- TBC TOP BACK OF CURB
- TBC SPOT ELEVATION
- EB ELECTRICAL PULL BOX
- ET ELECTRICAL TRANSFORMER
- ECB ELECTRIC CABINET
- FV FIBER VAULT
- TV TELEVISION VAULT
- LP LIGHT POST
- SL STREET LIGHT W/ MAST ARM
- FD FIRE DEPT. CONNECTION
- FH FIRE HYDRANT
- WV WATER VALVE
- WM WATER METER
- BFP BACKFLOW PREVENTER
- CB CATCH BASIN
- DT DECIDUOUS TREE
- B Bush
- S SIGN
- H HANDICAP
- BL BREAKLINE
- SCHEDULE B HEX
- PL PROPERTY LINE
- PL PROPERTY LINE (OTHER)
- R/W RIGHT-OF-WAY LINE
- M Monument Line
- CL CENTERLINE
- E EASEMENT LINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	1491.07	S89° 24' 17"E
L2	65.00	S0° 00' 00"E
L3	43.09	S0° 00' 00"E
L4	87.90	N90° 00' 00"W
L5	167.63	S45° 52' 45"W
L6	30.29	N44° 07' 15"W
L7	6.00	S46° 18' 26"W
L8	21.33	S44° 07' 15"E
L9	10.00	S45° 52' 45"W
L10	5.02	S44° 07' 15"E
L11	18.33	S45° 52' 45"W
L12	18.57	N44° 07' 15"W
L13	15.00	N45° 52' 45"E
L14	10.85	N0° 02' 13"E
L15	4.18	N45° 52' 45"E
L16	1.60	N45° 52' 45"E
L17	11.91	N0° 00' 00"E
L18	27.18	N44° 07' 15"W
L19	39.53	N90° 00' 00"W
L20	114.93	N0° 00' 00"E

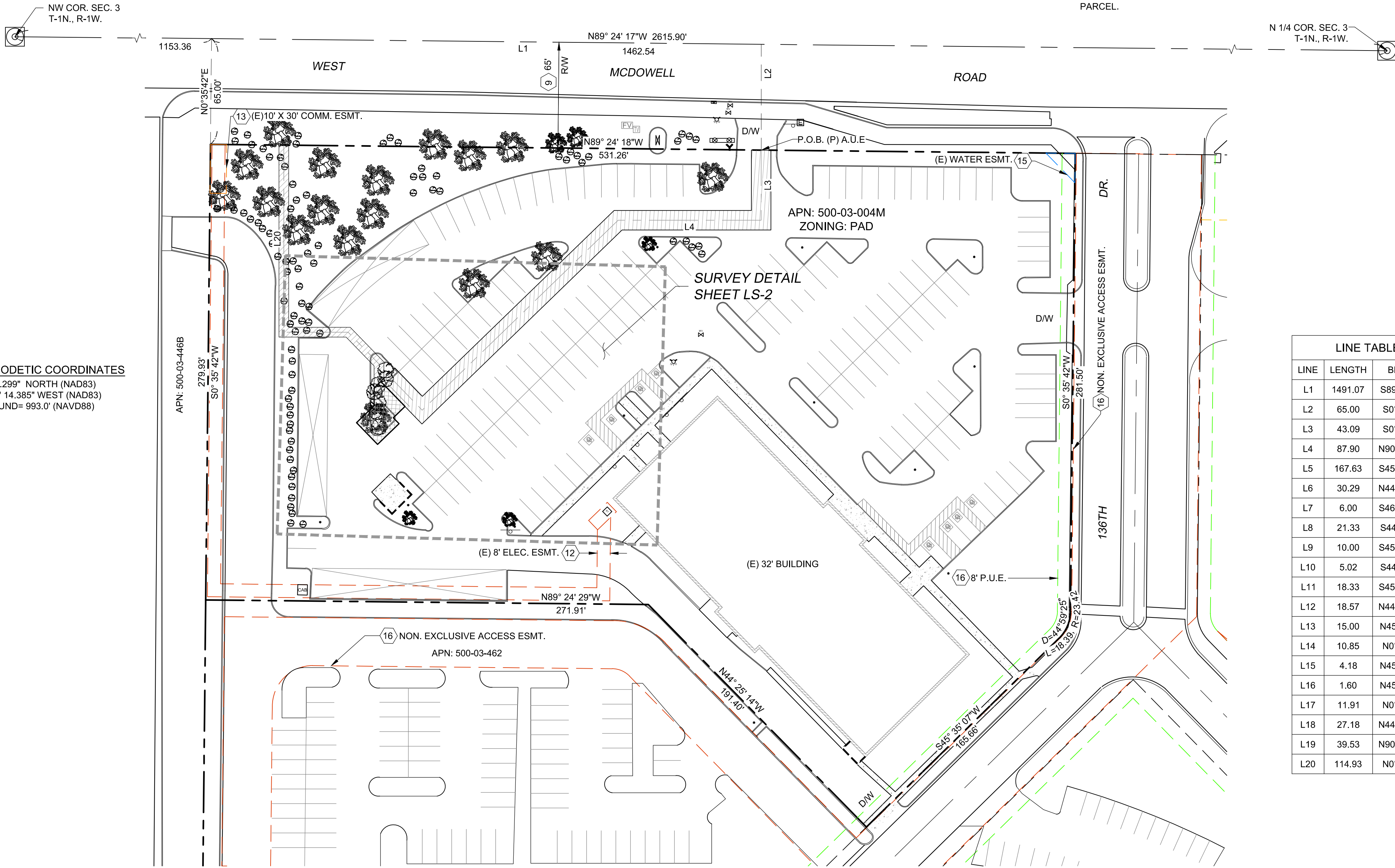


GRAPHIC SCALE



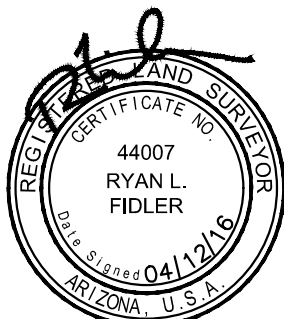
POSITION OF GEODETIC COORDINATES

LATITUDE 33° 27' 49.299" NORTH (NAD83)
LONGITUDE 112° 21' 14.385" WEST (NAD83)
ELEVATION @ GROUND= 993.0' (NAVD88)



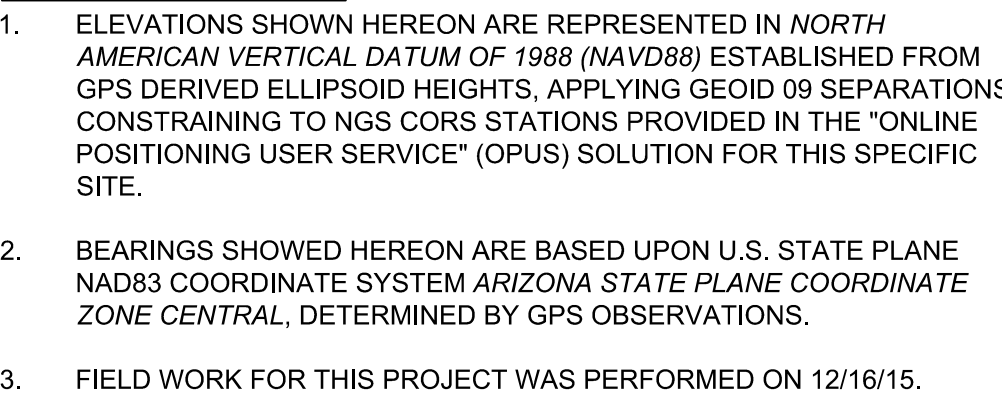


REVISIONS		
3	04/12/16	REVISION
2	01/07/16	FINAL
1	01/05/16	PRELIMINARY
NO.	DATE	DESCRIPTION



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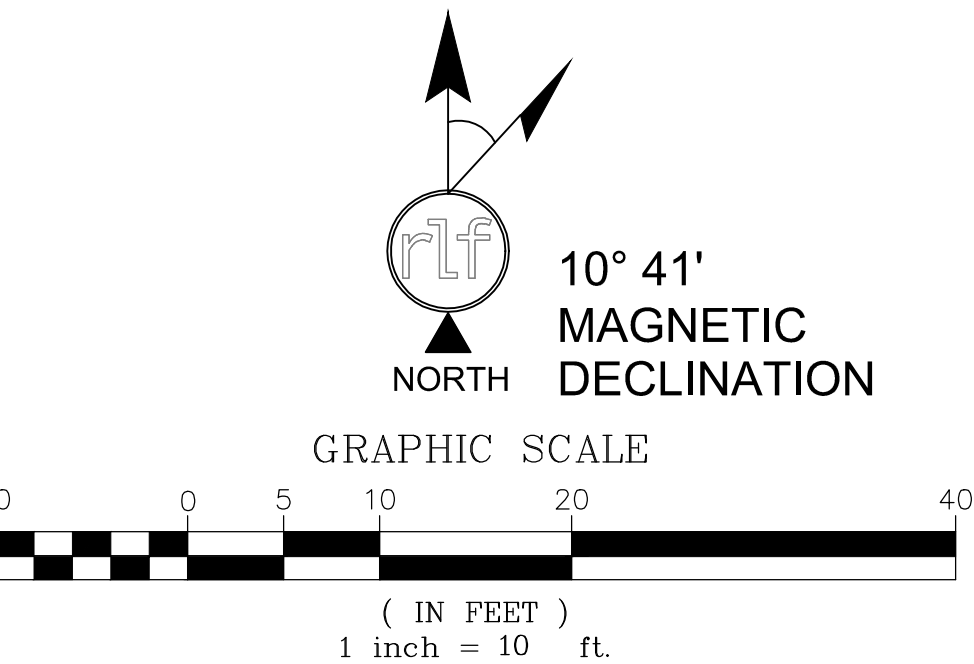
LS-2

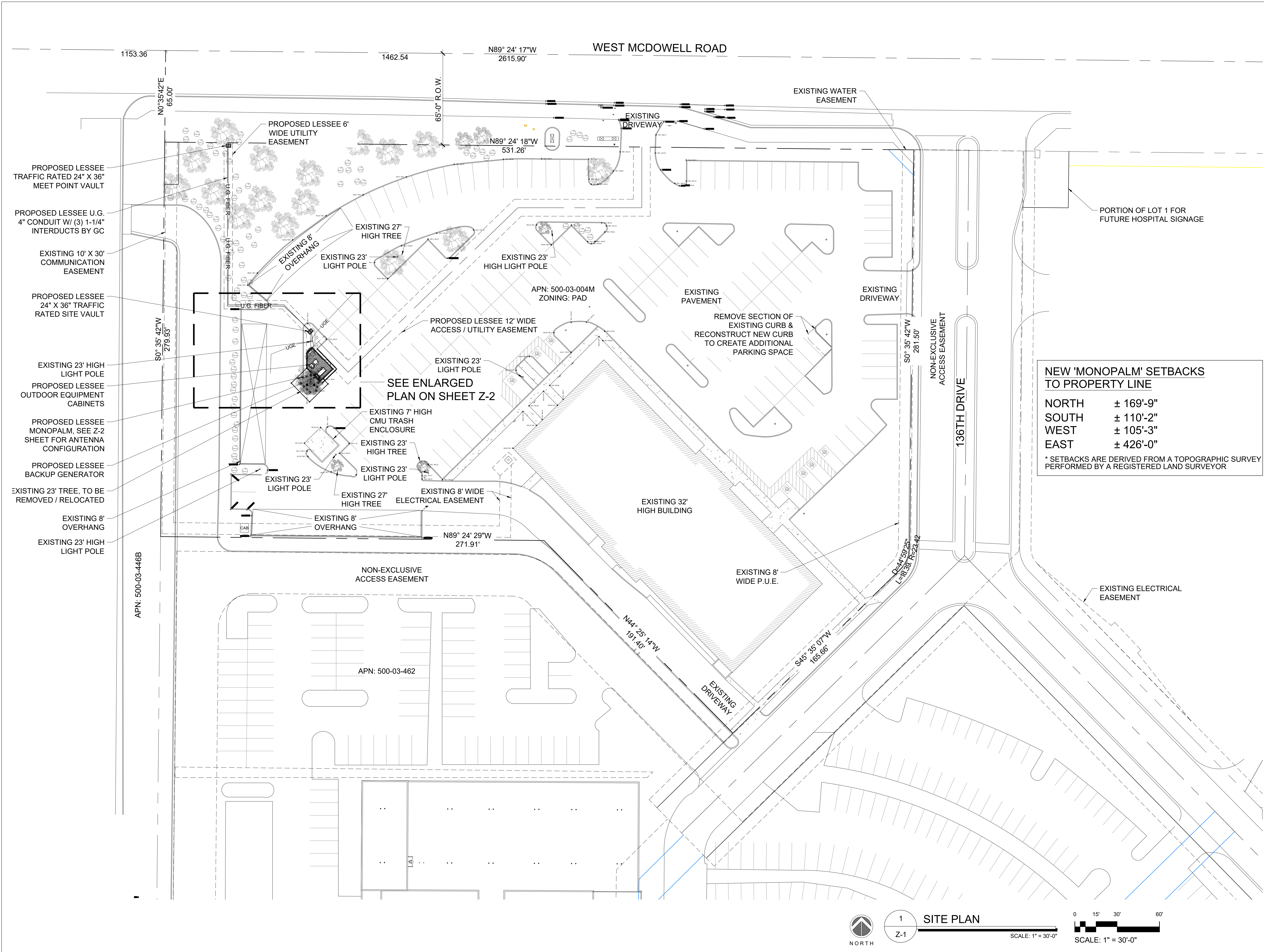


BLDG TOP OF BUILDING
CMU CONCRETE MASONRY UNIT
CS CONCRETE
EL ELEVATION
FS FINISHED SURFACE
MCR MARICOPA COUNTY RECORDER
NG NATURAL GRADE
PV ASPHALT
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SW SIDEWALK
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 ELECTRICAL PULL BOX
 ELECTRICAL TRANSFORMER
 ELECTRIC CABINET
 ELECTRIC VAULT
☆ LIGHT POST
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⊗ BUSH
⊙ SIGN
⊕ HANDICAP
~ BREAKLINE
 SCHEDULE B HEX
— PROPERTY LINE
— EASEMENT LINE
— U/G ELECTRIC LINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	1491.07	S89° 24' 17"E
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LATITUDE 33° 27' 49.299" NORTH (NAD83)
LONGITUDE 112° 21' 14.385" WEST (NAD83)
ELEVATION @ GROUND= 993.0' (NAVD88)





**NEW 'MONOPALM' SETBACKS
TO PROPERTY LINE**

NORTH	± 169'-9"
SOUTH	± 110'-2"
WEST	± 105'-3"
EAST	± 426'-0"

* SETBACKS ARE DERIVED FROM A TOPOGRAPHIC SURVEY
PERFORMED BY A REGISTERED LAND SURVEYOR

1
Z-1

SITE PLAN

SCALE: 1" = 30'-0"

0 15' 30' 60'

SCALE: 1" = 30'-0"

CLIENT

126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY

**young
design corp**

architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

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19382
RONALD C. YOUNG
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EXP. 12/31/16

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PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	1/6/2016	PRELIMINARY REVIEW ZD'S
2	1/14/2016	SUBMITTAL ZD'S
3	4/12/2016	UPDATED ZD'S

ARCHITECTS JOB NO.

YDC-5151

PROJECT INFORMATION

PHO_PALMILLA WEST

13657 W. MCDOWELL ROAD
GOODYEAR, AZ 85395

SHEET TITLE

SITE PLAN

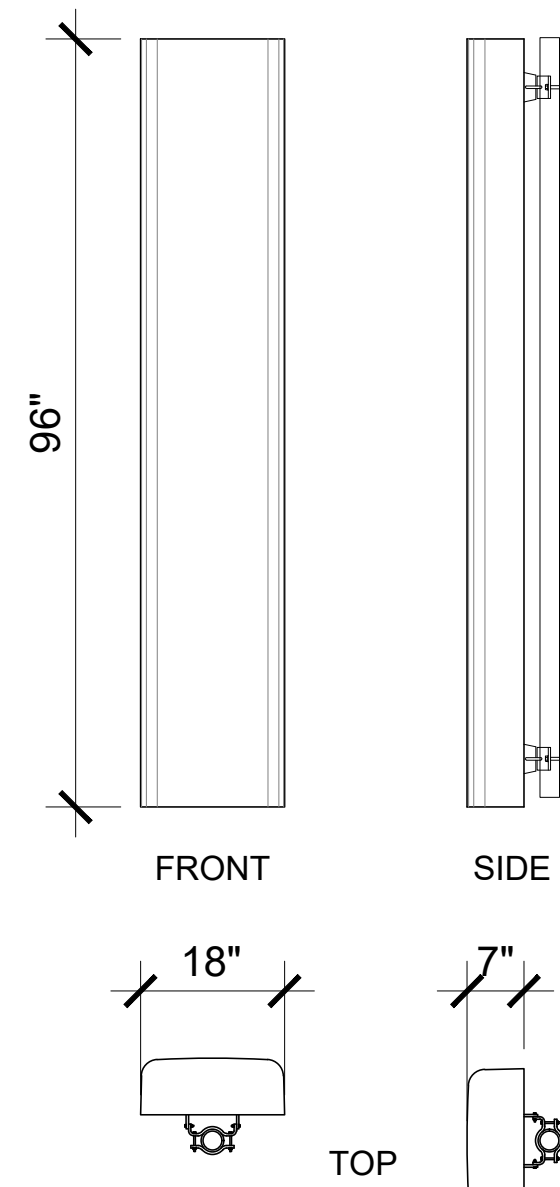
JURISDICTION APPROVAL

SHEET NUMBER

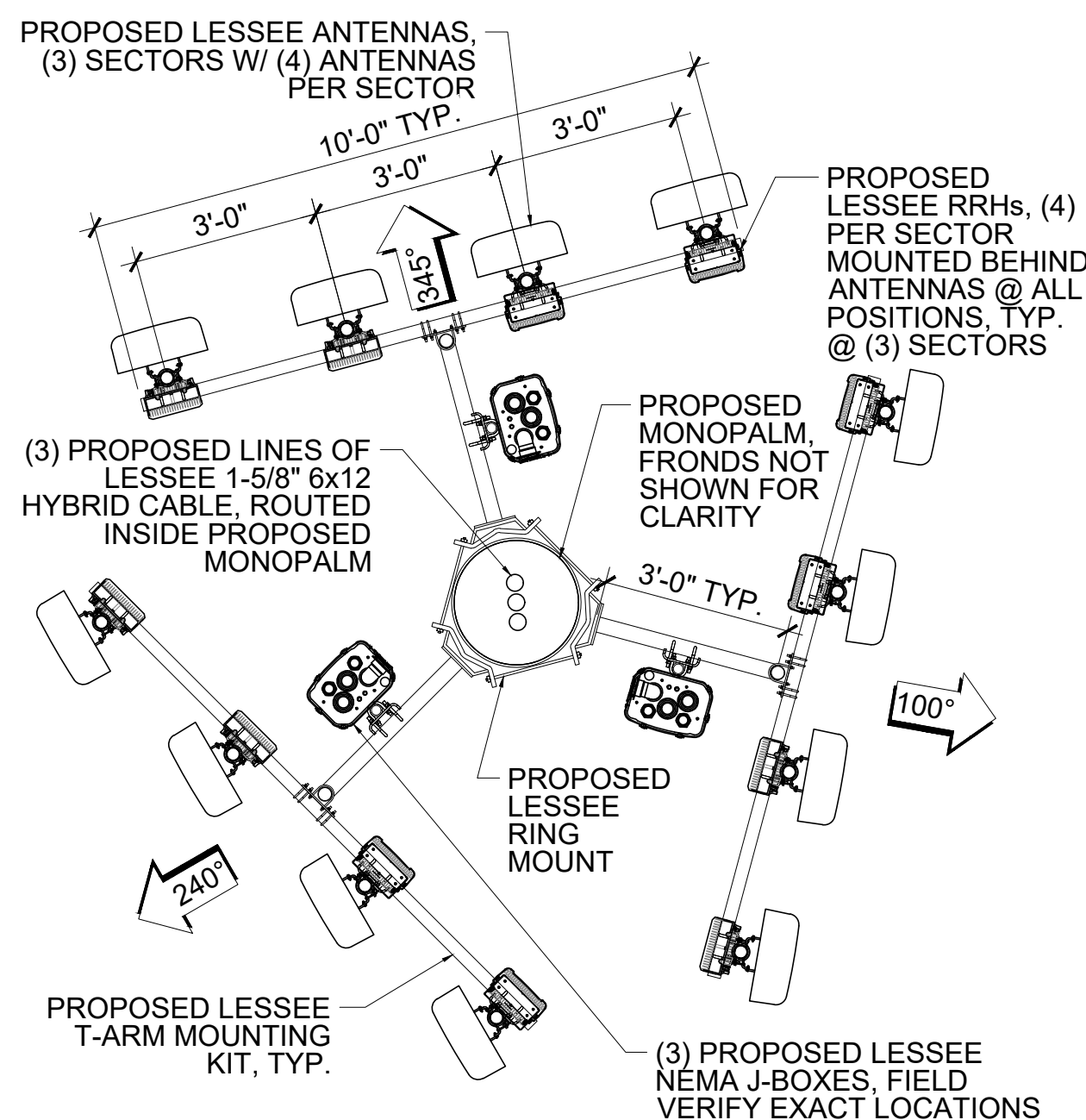
Z-1

NOTE:
ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH,
UNLESS NOTED OTHERWISE

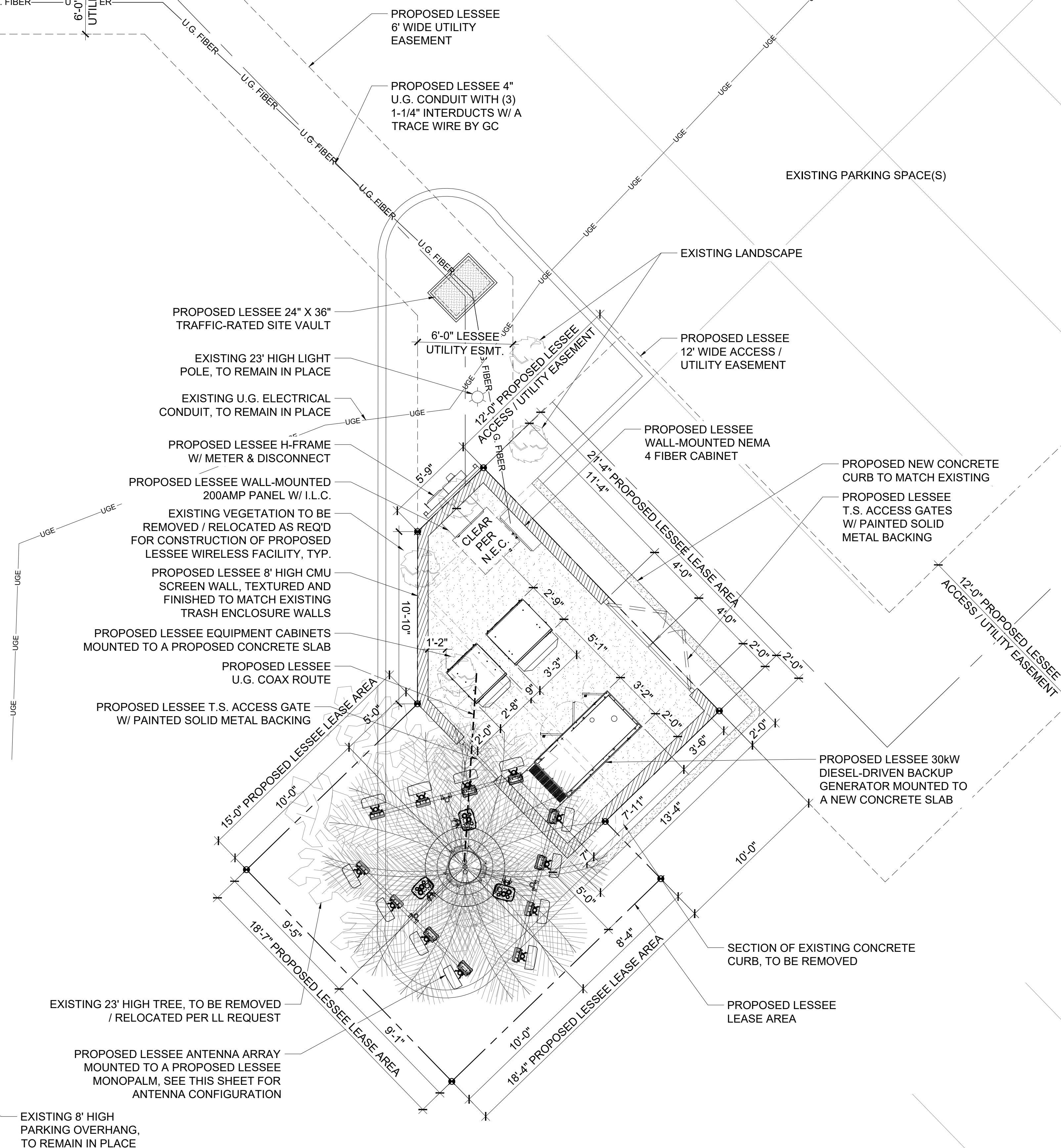
*IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY
AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR
TO INSTALLING ANTENNAS.



3



2


$$\frac{1}{Z-2}$$

SCALE: 1/4" = 1'-0"

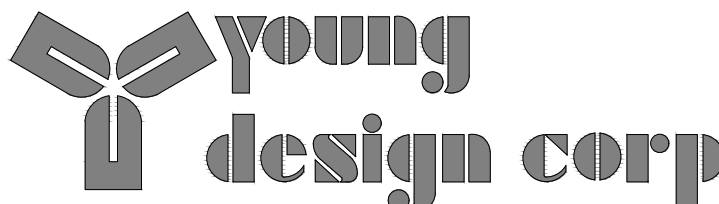


SCALE: 1/4" = 1'-0"

verizon ✓
126 W. GEMINI DR.
TEMPE, AZ 85283

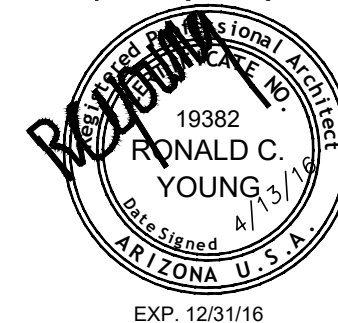
INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

- PLANS PREPARED BY



architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
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e mail: corporate@vdcoffice.com

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- ARCHITECTS JOB NO. -

YDC-5151

- PROJECT INFORMATION

PHO PALMILLA WEST

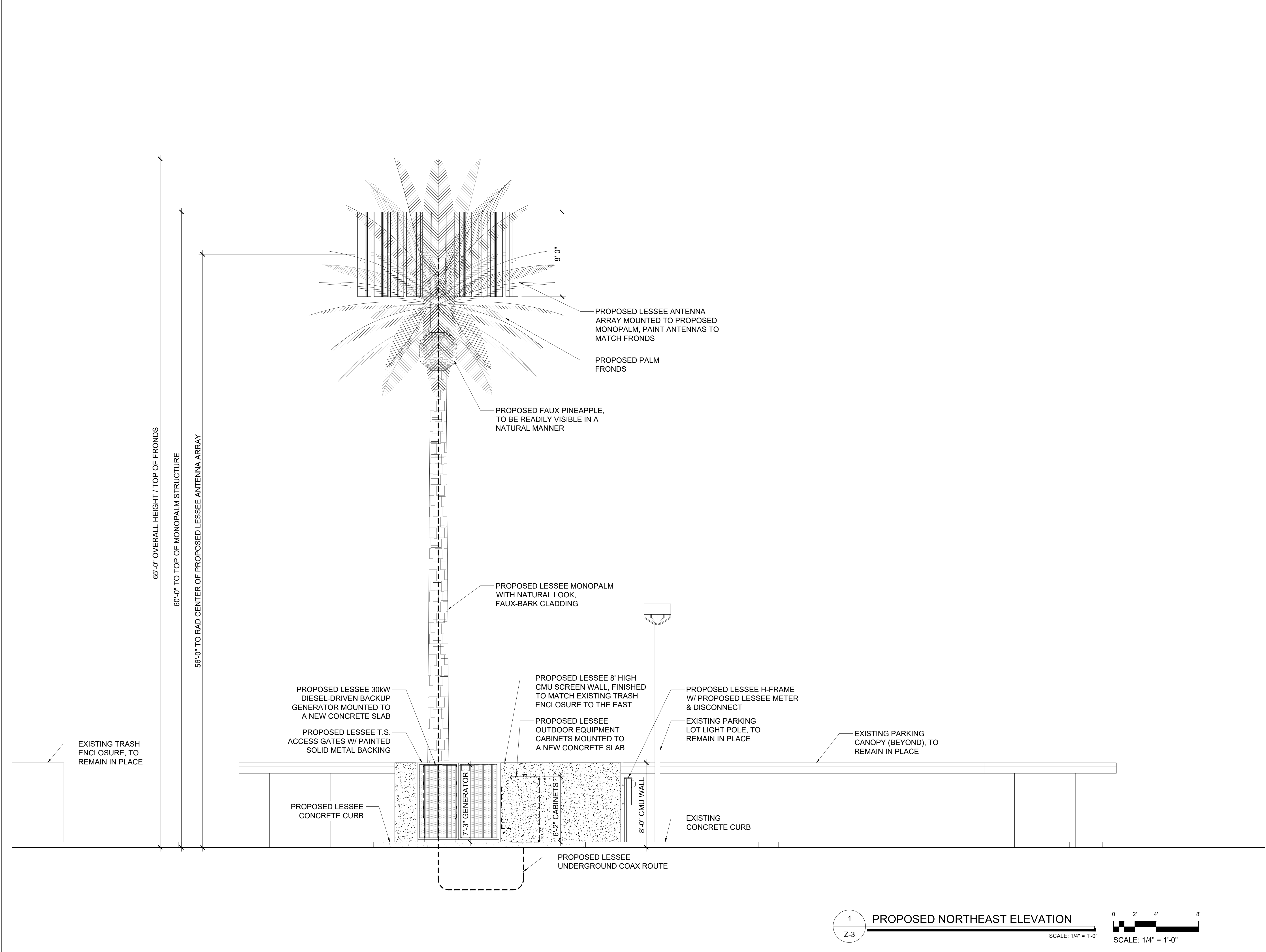
13657 W. MCDOWELL ROAD
GOODYEAR, AZ 85395

SHEET TITLE

ENLARGED LAYOUTS

- JURISDICTION APPROVAL

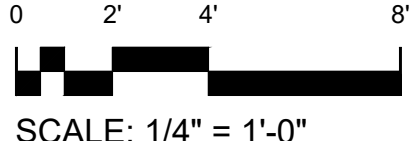
Z-2



1
Z-3

PROPOSED NORTHEAST ELEVATION

SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

CLIENT

verizon

126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
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young design corp

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EXP. 12/31/16

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ARCHITECTS JOB NO.
YDC-5151

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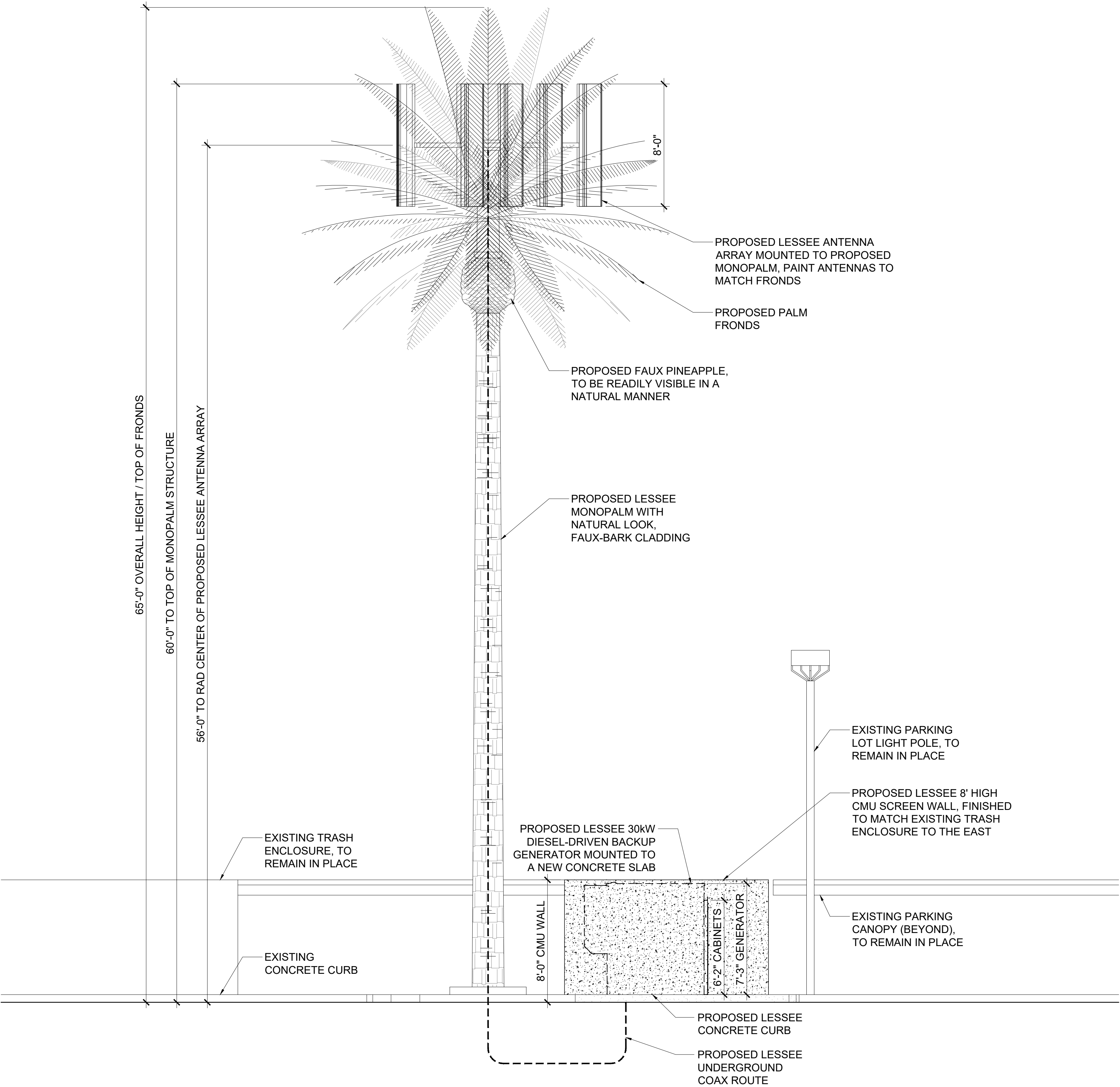
PHO_PALMILLA WEST

13657 W. MCDOWELL ROAD
GOODYEAR, AZ 85395

SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

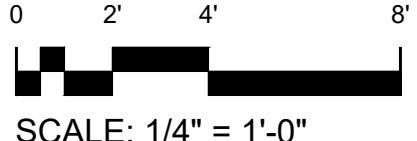
SHEET NUMBER
Z-3



1
Z-4

PROPOSED SOUTHEAST ELEVATION

SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

CLIENT

verizon

126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

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ARIZONA U.S.A.
EXP. 12/31/16

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NO.	DATE	DESCRIPTION
1	1/6/2016	PRELIMINARY REVIEW ZD'S
2	1/14/2016	SUBMITTAL ZD'S
3	4/12/2016	UPDATED ZD'S

ARCHITECTS JOB NO.
YDC-5151

PROJECT INFORMATION

PHO_PALMILLA WEST

13657 W. MCDOWELL ROAD
GOODYEAR, AZ 85395

SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
Z-4