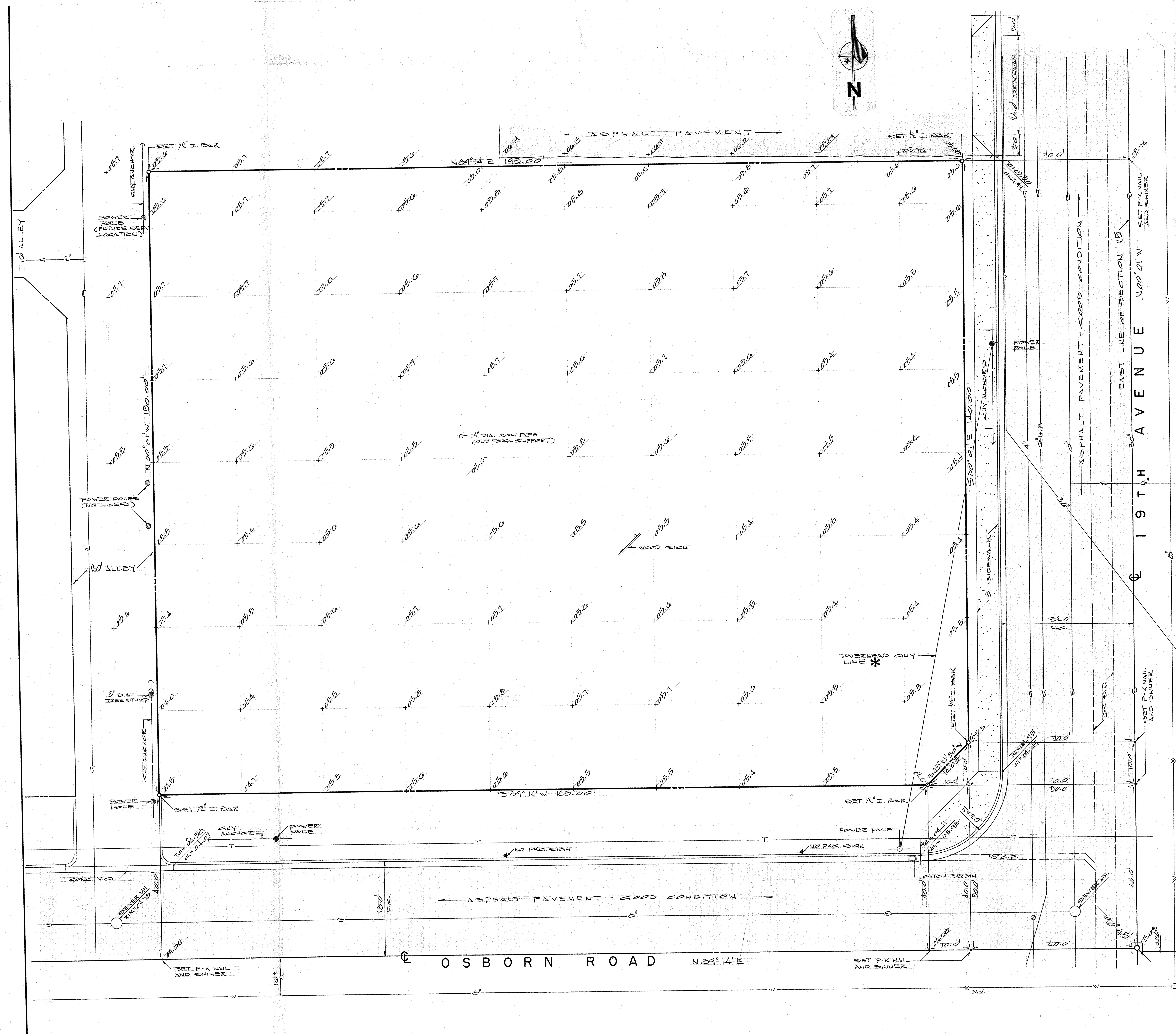

LEGAL DESCRIPTION

THE SOUTH 150 FEET OF THAT PART OF LOT 13, EVANS TRACT, ACCORDING TO BOOK 3 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS 40 FEET NORTH AND 17 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 13;
THENCE WEST ALONG A LINE 40 FEET NORTH OF THE SOUTH LINE OF SAID LOT 13 A DISTANCE OF 185 FEET TO A POINT 235 FEET WEST OF THE CENTER LINE OF 19TH AVENUE, SAID CENTER LINE ALSO BEING THE EAST LINE OF SECTION 25, T2N, R2E OF THE G.& S.R.B.& M.;
THENCE NORTH PARALLEL TO AND 235 FEET WEST OF SAID CENTER LINE OF 19TH AVENUE, A DISTANCE OF 261 FEET TO A POINT 301 FEET NORTH OF THE SOUTH LINE OF SAID LOT 13, EVANS TRACT;
THENCE EAST ALONG A LINE PARALLEL TO AND 301 FEET NORTH OF SAID SOUTH LINE A DISTANCE OF 195 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO CITY OF PHOENIX BY DEED RECORDED IN DOCKETY 3705, PAGE 388, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 251 FEET TO A POINT WHICH IS 50 FEET NORTH AND 7 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 3, EVANS TRACT;
THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING.

NOTES:

1. ZONE C-1 SERVICE STATION IS PERMITTED
   FIRE ZONE OUTER LIMITS
2. WIDENING:
   (A) (a) EXISTING R/W ON 19TH AVE. IS 40 FEET
   PROPOSED R/W
   (b) EXISTING R/W ON OSBORN RD. IS 40 FEET
   PROPOSED R/W
   (c) PROPOSED CORNER DEDICATION IS 10'X10' EXISTING
   (B) DEDICATION OF CORNER IS NOT REQUIRED
3. SETBACKS:
   (A) PUMP ISLANDS:
   (a) 12 FEET FROM P. ON 19TH AVE.
   (b) 12 FEET FROM P. ON OSBORN RD.
   (c) FEET FROM ON
   (B) BUILDINGS:
   (a) 20 FEET FROM P. ON 19TH AVE.
   (b) 10 FEET FROM P. ON OSBORN RD.
   (c) 10 FEET FROM P. ON ALLEY
   (C) CANOPIES:
   (a) 12 FEET FROM P. ON 19TH AVE.
   (b) 12 FEET FROM P. ON OSBORN RD.
   (c) FEET FROM ON
   (D) SIGNS (ATTACHED TO BUILDING)
   (a) 0 ON 19TH AVE.
   (b) 0 ON OSBORN RD.
   (c) ON
   (E) SIGNS (FREE STANDING)
   (a) 0 ON 19TH AVE.
   (b) 0 ON OSBORN RD.
   (c) 30' FROM RESIDENTIAL DIST. ON "
4. CURBS:
   (A) (a) ON 19TH AVE. CURBS EXIST. AT 32 FEET F.C.
   (b) ON OSBORN RD. CURBS EXIST. AT 23 FEET F.C.
   CURB RADIUS TO BE 20' EXIST. DESIGN PLAN IS NOT REQUIRED
   (B) BUILDING PERMIT MAY BE OBTAINED WITHOUT CONSTR. NEW CURBS
5. DRIVEWAYS:
   (A) 19TH AVE. STANDARD MAXIMUM WIDTH OF 40 FEET
   19TH AVE. TRANSITION ON EACH END 5 FEET
   DRIVEWAYS MAY NOT ENCROACH INTO CURB RETURN
   DRIVEWAYS MAY NOT ENCROACH OVER ADJACENT PROP. LINE OR WITHIN 2.5 FT. OF PROP. LINE
   A MAXIMUM OF 2 DRIVEWAYS OF FRONTAGE MAY BE USED FOR DRIVEWAYS
   A MAXIMUM OF 15 FEET OF FULL HIGHT CURB MUST BE HELD BETWEEN DRIVEWAYS
   (B) OSBORN RD. STANDARD MAXIMUM WIDTH OF 40 FEET
   OSBORN TRANSITION ON EACH END 5 FEET
   DRIVEWAYS MAY NOT ENCROACH INTO CURB RETURN
   DRIVEWAYS MAY NOT ENCROACH OVER ADJACENT PROP. LINE
   A MAXIMUM OF 2 DRIVEWAYS OF FRONTAGE MAY BE USED FOR DRIVEWAYS
   A MAXIMUM OF 15 FEET OF FULL HIGHT CURB MUST BE HELD BETWEEN DRIVEWAYS
   (C)
6. SEWER:
   (A) SERVICE BY CITY OF PHOENIX PHONE 262-6551
   (B) ADDRESS 251 W. WASHINGTON ST. PHX., ARIZ.
   (C) CONNECTION CHARGE $125.00
   (D) FOR LOCATION OF MAIN SEE THIS DRAWING
   (E) CESS POOL IS NOT PERMITTED
   (F) SEPTIC TANK IS NOT PERMITTED
   NOTE: NEW SEWER TAP MAY BE ON EITHER STREET
7. WATER:
   (A) SERVICE BY CITY OF PHOENIX PHONE 262-6551
   (B) ADDRESS 251 W. WASHINGTON ST. PHX., ARIZ.
   (C) COST OF CONNECTION OF 1" METER $240.00
   (D) FOR LOCATION OF MAIN SEE THIS DRAWING
8. GAS:
   (A) SERVICE BY ARIZ. PUBLIC SERVICE CO. PHONE 271-7171
   (B) ADDRESS 501 S. 3RD AVE. PHX., ARIZ.
9. ELECTRIC:
   (A) SERVICE BY ARIZ. PUBLIC SERVICE CO. PHONE 271-7171
   (B) ADDRESS 501 S. 3RD AVE. PHX., ARIZ.
10. TELEPHONE:
   (A) SERVICE BY MOUNTAIN STATES TEL. CO. PHONE 258-3611
   (B) ADDRESS 110 N. 2ND AVE. PHX., ARIZ.
11. SURFACE DRAINAGE OF SITE MAY DRAIN OVER SIDEWALK
   PIPE UNDER THE SIDEWALK IS NOT REQUIRED
12. WATER TABLE NO PROBLEM TYPE OF SOIL SANDY-SILT
13. LOT SPLIT REQUIRMENTS, THIS PROPERTY IS A DIVISION OF LARGER PARCEL
   A LOT SPLIT MAP IS REQUIRED, A RECORD OF SURVEY MAP IS REQUIRED
   RECORD OF SURVEY WILL REQUIRE SURVEY & MONUMENTING CROSS PROPERTY
14. TYPE OF CONSTRUCTION PERMITTED:
   (A) MASONRY YES (B) STEEL YES (C) FRAME NO
15. ARCHITECTURAL CONTROL:
   PLANNING DEPARTMENT DOES NOT ENFORCE ARCHITECTURAL CONTROL OVER EXTERNAL APPEARANCE OF PROPOSED BUILDING OR SITE
16. GOVERNING AGENCIES FOR BUILDING PERMITS:
   CITY OF PHOENIX ADDRESS 251 W. WASHINGTON ST.
   COUNTY OF ADDRESS
   STATE OF ADDRESS
17. DATUM ELEVATIONS HEREON ARE TO U.S.G.S. DATUM
   BENCH MARK IS BRASS CAP IN HAND HOLE IN INTERSECTION OF OSBORN RD. & 19TH AVE. ELEV. = 1104.82
18. BASIS OF BEARINGS RECORDED SUBDIVISION PLAT
19. BLANKET EASEMENTS SUBJECT TO RIGH
*20. STREET IMPROVEMENTS NEEDED:
   (A) 0 LINEAL FEET OF CURB & GUTTER BY
   (B) 0 SQUARE FEET OF PAVING BY
   (C) 0 SQUARE FEET OF SIDEWALK BY
   (D) OTHER POSSIBLE INSTALLATION OF TRAFFIC SIGNAL FOUNDATION ON CORNER
21. STATE ENCROACHMENT PERMIT IS NOT REQUIRED
22. UNDERGROUND TANKS:
   (A) MAXIMUM SIZE OF TANKS IS 10,000 GAL. 50,000 GAL. TOTAL STORAGE
   (B) MINIMUM DISTANCE BETWEEN TANKS IS 2 FEET
   (C) MINIMUM DISTANCE TO BUILDING 15 FEET
   (D) MINIMUM DISTANCE TO PROPERTY LINE IS 20 FEET
   (E) MINIMUM SIZE OF VENT LINES IS 1 1/4"
   (F) MINIMUM COVER OVER TANKS IS 3 FEET
   (G) DELIVERY RESTRICTIONS ARE NONE
23. ZONE 1 (MAX. SUMMER TEMP. D.B.) 106 (MIN WINTER TEMP. D.B.) 33

NOTE:
THESE QUANTITIES REPRESENT A PRELIMINARY INVESTIGATION AND SHOULD BE REMEMBERED THAT DESIGN PLANS AND/OR OTHER AGREEMENTS MADE BY THE AGENCIES INVOLVED COULD CHANGE THESE. MANY ITEMS SUCH AS BASE MATERIALS, POWER POLE RELOCATION, CATCH BASIN RELOCATION ETC. ARE NOT NOTED AS THEY WOULD BE DETERMINED BY A LAYOUT PLAN.
THE INFORMATION IN THE ABOVE NOTES WAS FURNISHED BY THE PUBLIC AGENCIES INVOLVED.

* CURB & SIDEWALK CONSTRUCTION FOR NEW DRIVE LOCATIONS ONLY.
ZONING WALL REQUIRED ON WEST PROPERTY LINE.

CERTIFICATE
I HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY DELINEATED HEREON WAS MADE UNDER MY DIRECTION ON MARCH 22, 1969 AND THAT IRON BARS WERE SET AT ALL CORNERS AS INDICATED.
ENCROACHMENTS FOUND TO EXIST ARE SHOWN THUS *

Registered Professional Engineer (Civil) — Certificate — Arizona, U.S.A. — Signed 3-26-69

DIN 51462-1

GULF OIL CORPORATION
SURVEY OF NORTHWEST COR. OSBORN RD. & 19TH AVE. PHOENIX, ARIZONA

DATE: 3-26-69	SCALE: 1"=10'	DRAWN BY: B.S.
ASSOCIATED ENGINEERS, CIVIL CONSULTANTS, PHOENIX, ARIZONA R/-255		369-7