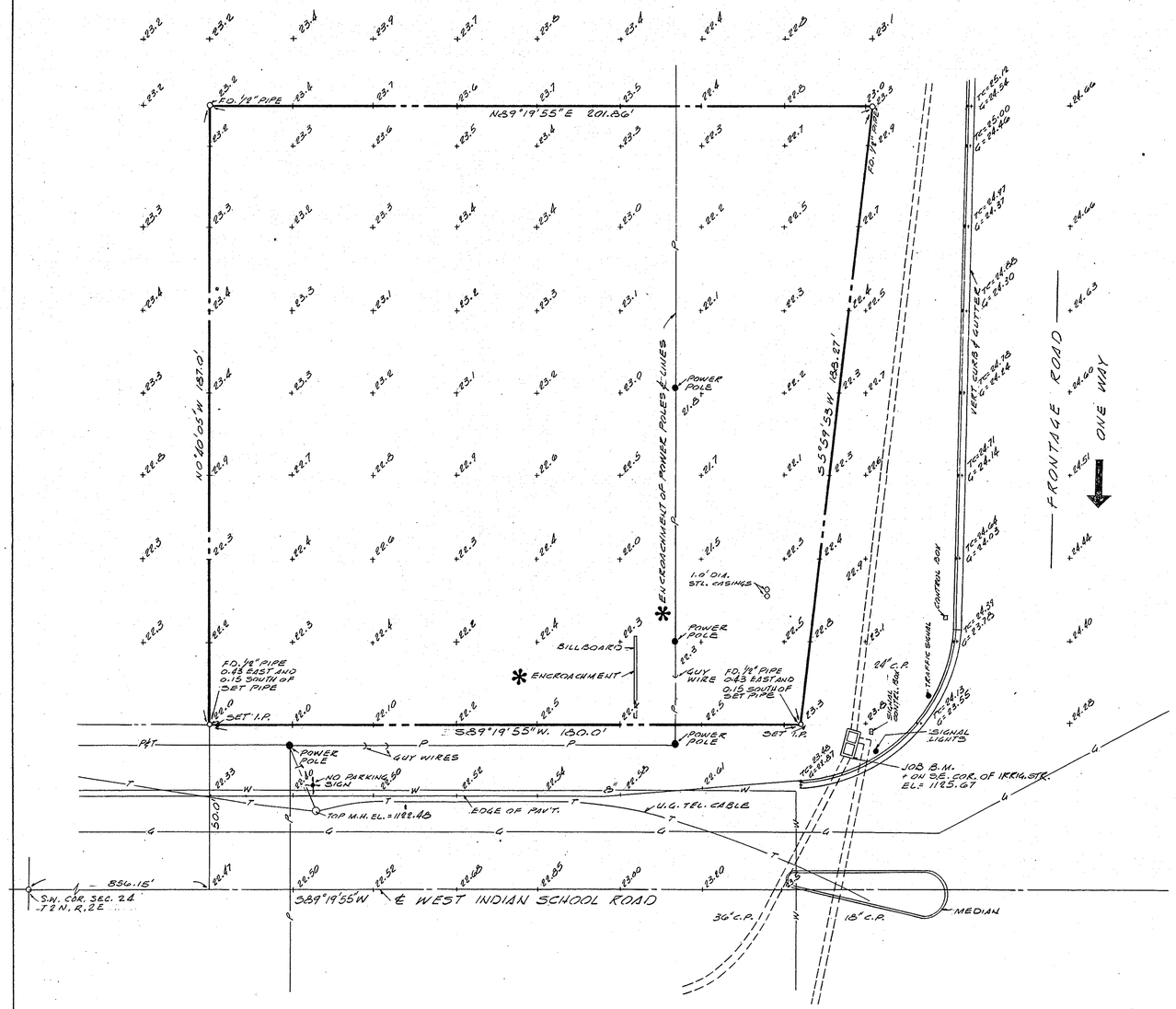
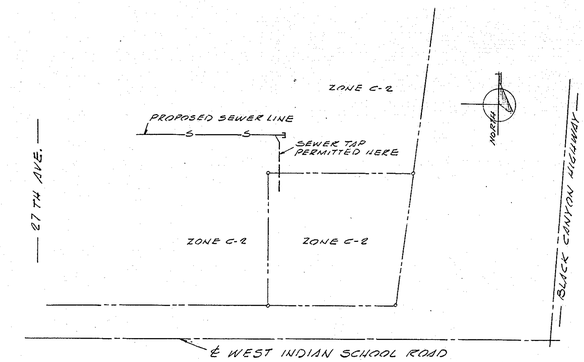


LEGAL DESCRIPTION: *(1) Service Station parcel. (2) Separate description of other property owned. Verify description with County records.*

THAT PART OF THE SW ¼ OF THE SW ¼ OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
FROM THE SOUTHWEST CORNER OF SAID SECTION 24 RUN N89°19'55"E ALONG THE SOUTH LINE OF THE SW ¼ OF THE SW ¼ OF SECTION 24, A DISTANCE OF 856.15 FT. TO A POINT FROM WHICH THE SOUTHEAST CORNER OF THE SW ¼ OF THE SW ¼ OF SECTION 24 BEARS N89°19'55"E 474.16 FT.;
THENCE N 0°40'05"W 50.00 FT. TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INDIAN SCHOOL RD., SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED AND THE SOUTHWEST CORNER THEREOF;
THENCE CONTINUING N 0°40'05"W 167.00 FT.;
THENCE N89°19'55"E 201.86 FT. TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BLACK CANYON HIGHWAY;
THENCE S 5°59'53"W ALONG SAID WEST RIGHT-OF-WAY LINE 188.27 FT. TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INDIAN SCHOOL RD.;
THENCE S89°19'55"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF INDIAN SCHOOL RD. 180.00 FT. TO THE POINT OF BEGINNING.

VICINITY MAP: *Show all property owned, surrounding streets, north arrow. Shade service station parcel. Use convenient scale to fit space below. Indicate scale.*



SCALE 1" = 100'

ASSESSMENTS: Describe all, including utility connection charges 1" WATER METER CONNECTION $175.00 INSTALLATION COST OF PROPOSED SEWER LINE WILL BE APPROX. $50.00 PLUS CONNECTION.

SITE CONDITIONS: Type soil CLAY, SAND
Retaining wall or fence zoning requirements NONE
Drainage conditions and requirements DRAIN OVER SIDEWALK
Available water table data, if 20' or less NO PROBLEM
Subsurface structures of record NONE

OFF SITE REQUIREMENTS:	INDIAN SCHOOL RD. (Street)	BLACK CANYON HWY. (Street)
Street paving	DRIVEWAYS ONLY	DRIVEWAYS ONLY
Sidewalk - gutter	SIDEWALK AT LATER DATE	NONE
Storm drain, Irrigation	NONE	NONE
Utility relocation	NONE	NONE
Curb radius change	BY STREET IMPROVEMENTS	BY STREET IMPROVEMENTS

UTILITIES: Locate connections on drawing. Name suppliers below.

		Phone
Telephone	MOUNTAIN STATES TEL. & TEL.	258-3611
Water	CITY OF PHOENIX	262-6551
Electricity	SALT RIVER PROJECT	273-5900
Gas	ARIZONA PUBLIC SERVICE CO.	271-7171
Sewer	CITY OF PHOENIX	

If sewer is remote, give conditions for using septic tank NOT PERMITTED

Name and phone of sanitation official

RESTRICTIONS: Note easements of record and title restrictions. RIGHT OF WAY FOR CANALS, LATERALS AND DITCHES

REGULATIONS: Building zone C-2 Fire zone OUTER LIMITS
Building authority CITY OF PHOENIX
Building code CITY OF PHOENIX 1964 ADD.
Is service station permitted YES
Building materials permitted: Steel YES Masonry YES Wood frame
Special permits: Planning board NONE Other BUILDING

Set backs	INDIAN SCHOOL ROAD (Street)	BLACK CANYON HWY. (Street)
Building	0' FROM ℞.	0' FROM ℞.
Canopy	0' FROM ℞.	0' FROM ℞.
Islands	12' FROM ℞.	12' FROM ℞.
Rear yard	0' FROM ℞.	0' FROM ℞.

Size limitations, U.G. Tanks NO RESTRICTIONS
Describe any condition not included above, that would affect use of property for service station.
SEE O'FARRELL & ASSOCIATES SITE INFORMATION REPORTS

SURVEYED BY: O'FARRELL & ASSOCIATES License # 1273
Address 4009 N. 15TH AVE. PHOENIX, ARIZ.
Signature Date

CERTIFICATE
I HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY DELINEATED HEREON WAS MADE UNDER MY DIRECTION ON MAY 4, 1966 AND THAT IRON PIPES WERE SET AT ALL CORNERS AS INDICATED. ENCROACHMENTS FOUND TO EXIST ARE SHOWN THUS *

H. Allen O'Farrell
REGISTERED CIVIL ENGINEER
STATE OF ARIZONA #1273

Registered Professional Engineer — Civil — H. ALLEN O'FARRELL — Registered Land Surveyor — O'FARRELL — Arizona — U.S.A. — 5-10-66 — SEAL

SURVEY OF
SERVICE STATION 5776
N.W. COR. INDIAN SCHOOL & BLACK CANYON HWY.
PHOENIX, ARIZONA

UNION OIL COMPANY OF CALIFORNIA

PRELIMINARY DATE	SCALE	NO.
4-2-66	1" = 20'	F6-5776
FINAL DATE 5-6-66	BY 466-14 O'FARRELL & ASSOC.	14

FORM 80 D

DIN 56181 ½ APLS

R1-139