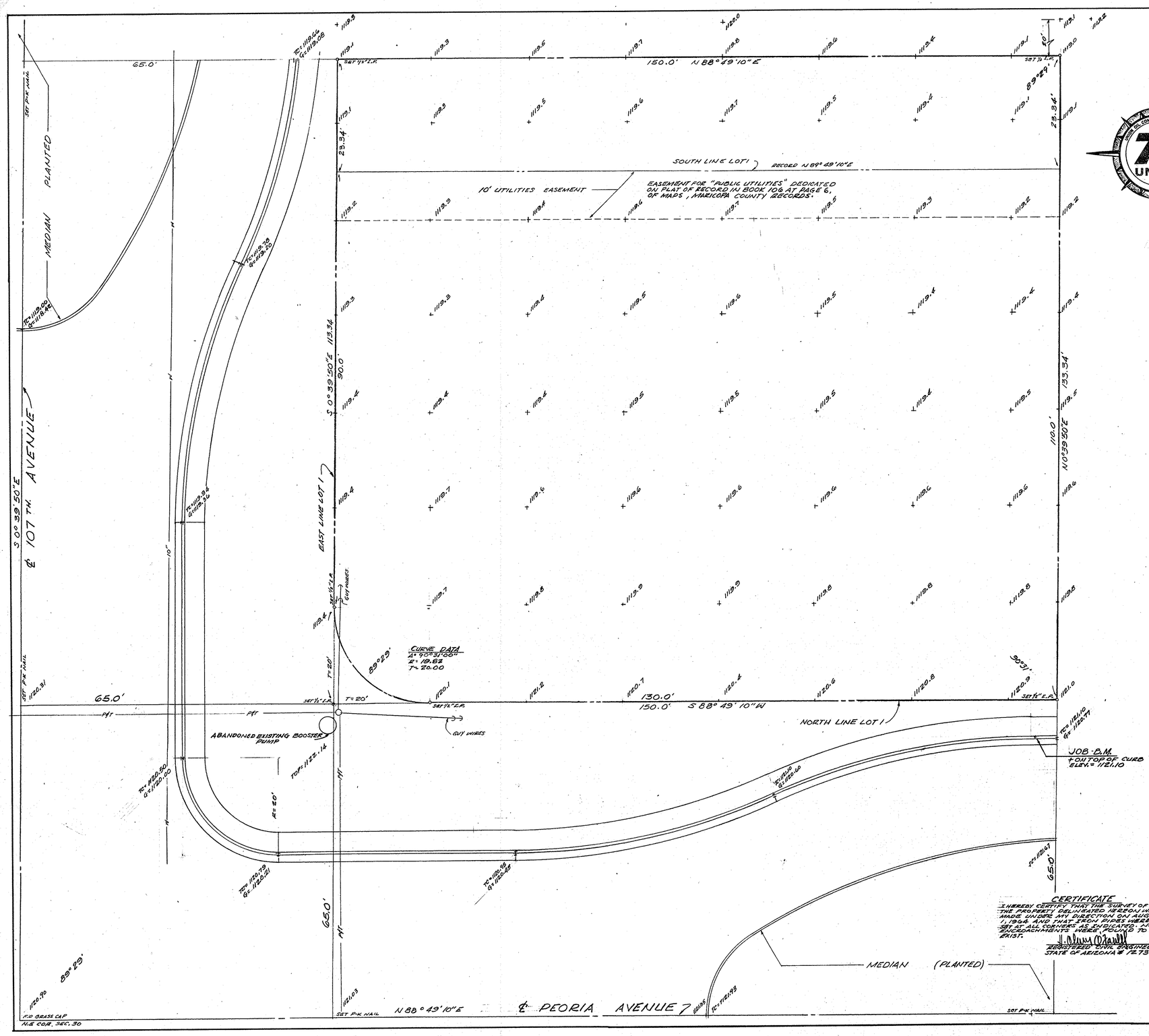
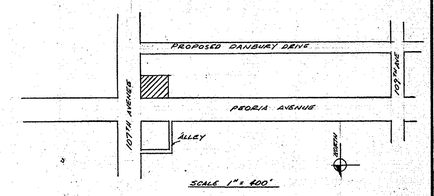


LEGAL DESCRIPTION: (1) Service Station parcel. (2) Separate description of other property owned. Verify description with County records.

THAT PART OF THE NE¼ OF SECTION 30, T.3N., R.1E. G.&S.R.B.&M. MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE EAST 150.0' FEET OF LOT 1, SUN CITY UNIT SIX A., ACCORDING TO THE PLAT OF RECORD IN BOOK 106 AT PAGE 6, OF MAPS, MARICOPA COUNTY RECORDS, AND THE SOUTH 23.34 FEET OF THE NORTH 198.34 FEET OF THE WEST 150.0' OF THE EAST 215.0 FEET OF SAID N.E ¼ OF SECTION 30.

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



ASSESSMENTS: Describe all, including utility connection charges 1" WATER METER $80.00
20 YEARS REFUNDABLE SEWER CONNECTION $50.00

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

OFF SITE REQUIREMENTS:	107TH AVENUE Street	PEORIA Street
Street paving	NONE	NONE
Sidewalk - gutter	NONE	NONE
Storm drain, Irrigation	NONE	NONE
Utility relocation		
Curb radius change	NONE	NONE

UTILITIES: Locate connections on drawing. Name suppliers below.

Telephone	MOUNTAIN STATES TELEPHONE & TELEGRAPH CO.	Phone	258-3611
Water	SUN CITY WATER & SEWER CO.		933-1961
Electricity	ARIZONA PUBLIC SERVICE CO.		271-7171
Gas	ARIZONA PUBLIC SERVICE CO.		271-7171
Sewer	SUN CITY WATER & SEWER CO.		933-1961

If sewer is remote, give conditions for using septic tank

Name and phone of sanitation official JEFF HARDIN, SUN CITY WATER & SEWER CO. 933-1554

RESTRICTIONS: Note easements of record and title restrictions. UTILITIES EASEMENT NOTED
NOT RESTRICTED TO UNDERGROUND UTILITIES.

REGULATIONS: Building zone Fire zone SUN CITY RURAL
Building authority MARICOPA COUNTY, ARIZONA
Building code NONE
Is service station permitted YES
Building materials permitted: Steel YES Masonry YES Wood frame NO
Special permits: Planning board NONE Other
Set backs 107TH AVENUE Street PEORIA Street

Building	NONE	NONE
Canopy	NONE	NONE
Islands	12' FROM PROPERTY LINE	12' FROM PROPERTY LINE
Rear yard	NONE	NONE

Size limitations, U.G. Tanks NONE
Describe any condition not included above, that would affect use of property for service station:

CERTIFICATE
I HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY DELINEATED HEREON WAS MADE UNDER MY DIRECTION ON AUG. 1, 1964 AND THAT IRON PIPES WERE SET AT ALL CORNERS AS INDICATED. NO ENCROACHMENTS WERE FOUND TO EXIST.
H. Oliver O'Farrell
REGISTERED CIVIL ENGINEER
STATE OF ARIZONA # 1273

SURVEYED BY: O'FARRELL & ASSOCIATES License 1273
Address 341-C E. CAMELBACK PHOENIX, ARIZONA 85012
Signature H. Oliver O'Farrell Date 8-17-64

REGISTERED CIVIL ENGINEER CERTIFICATE H. OLIVER O'FARRELL DEC 31, 1964 ARIZONA, U.S.A.

SURVEY OF
SERVICE STATION No 5294
S.W. CORNER 107TH AVE & PEORIA AVE.
SUN CITY - ARIZONA

UNION OIL COMPANY OF CALIFORNIA

PRELIMINARY DATE	SCALE	NO.
	1/10" = 1'	F6 -5294
FINAL DATE 8-18-64	BY O'FARRELL & ASSOC. 164-5	SHEET 1/3

FORM 80 D

DIN 5601 Bo 11.
APLS

30/3N/1E R1-154