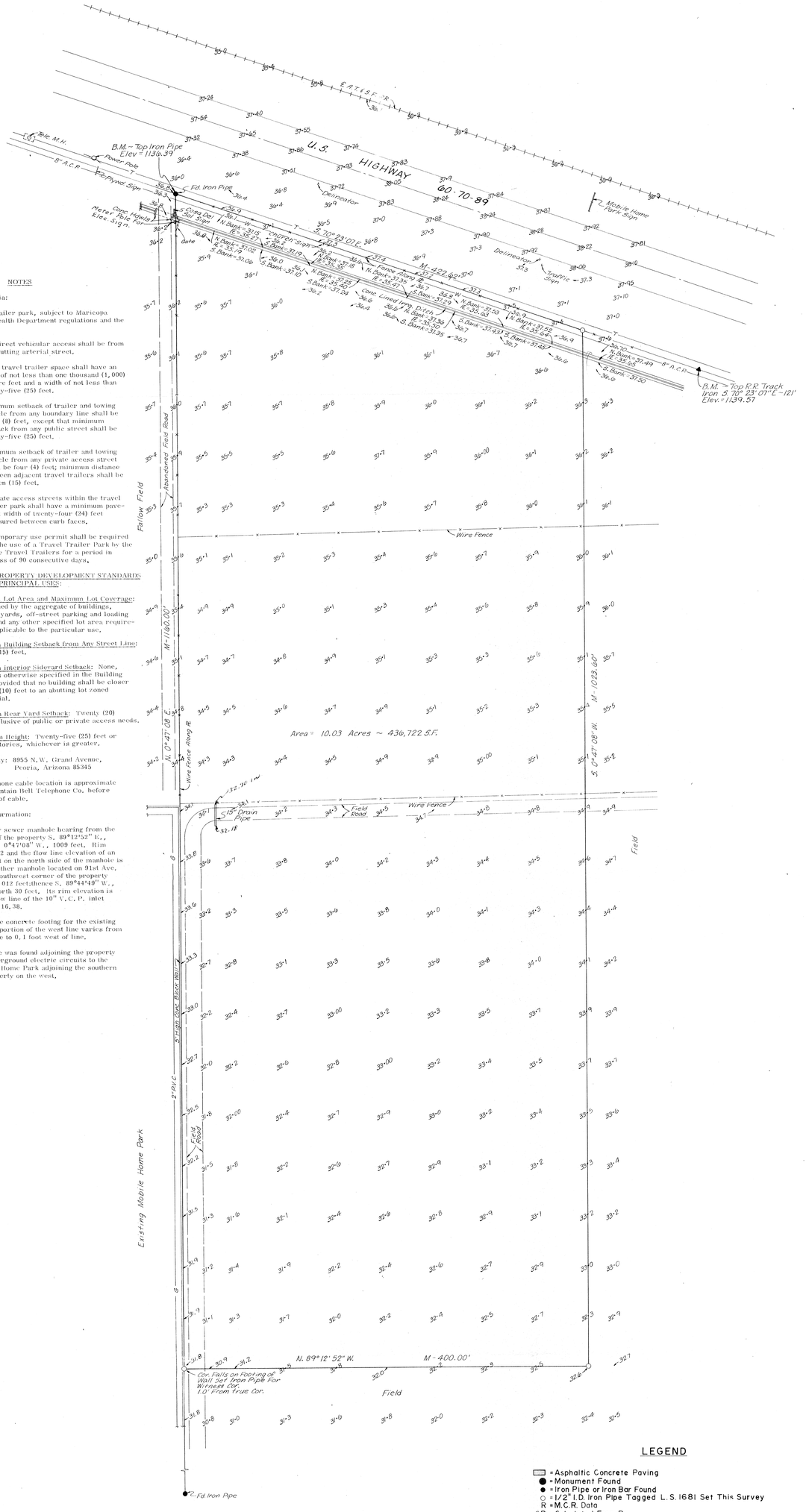

NOTES

1. From Town of Peoria:

   1502.03. Travel trailer park, subject to Maricopa County Health Department regulations and the following:

   A. All direct vehicular access shall be from an abutting arterial street.

   B. Each travel trailer space shall have an area of not less than one thousand (1,000) square feet and a width of not less than twenty-five (25) feet.

   C. Minimum setback of trailer and towing vehicle from any boundary line shall be eight (8) feet, except that minimum setback from any public street shall be twenty-five (25) feet.

   D. Minimum setback of trailer and towing vehicle from any private access street shall be four (4) feet; minimum distance between adjacent travel trailers shall be fifteen (15) feet.

   E. Private access streets within the travel trailer park shall have a minimum pavement width of twenty-four (24) feet measured between curb faces.

   F. A temporary use permit shall be required for the use of a Travel Trailer Park by the same Travel Trailers for a period in excess of 90 consecutive days.

   Section 1504.00 PROPERTY DEVELOPMENT STANDARDS FOR PERMITTED PRINCIPAL USES:

   1504.01. Minimum Lot Area and Maximum Lot Coverage: Determined by the aggregate of buildings, required yards, off-street parking and loading space, and any other specified lot area requirements applicable to the particular use.

   1504.02. Minimum Building Setback from Any Street Line: Fifteen (15) feet.

   1504.03. Minimum Interior Sideyard Setback: None, except as otherwise specified in the Building Code; provided that no building shall be closer than ten (10) feet to an abutting lot zoned Residential.

   1504.04. Minimum Rear Yard Setback: Twenty (20) feet, exclusive of public or private access needs.

   1504.05. Maximum Height: Twenty-five (25) feet or two (2) stories, whichever is greater.

2. Address of Property: 8955 N.W. Grand Avenue, Peoria, Arizona 85345

3. Underground telephone cable location is approximate only. Contact Mountain Bell Telephone Co. before digging in vicinity of cable.

4. Sanitary Sewer Information:

   There is a sanitary sewer manhole bearing from the southeast corner of the property S. 89°12'52" E., 307 feet; thence S. 0°47'08" W., 1009 feet. Rim elevation is 1130.72 and the flow line elevation of an 8" V.C.P. stub out on the north side of the manhole is 1124.88. Also another manhole located on 91st Ave. bearing from the southwest corner of the property S. 0°47'08" W., 1,012 feet;thence S. 89°44'49" W., 836 feet; thence north 30 feet. Its rim elevation is 1126.42 and the flow line of the 10" V.C.P. inlet from the east-is 1116.38.

5. The east face of the concrete footing for the existing block wall along a portion of the west line varies from 0.1 foot east of line to 0.1 foot west of line.

6. No electric service was found adjoining the property other than the underground electric circuits to the pads in the Mobile Home Park adjoining the southern portion of the property on the west.

LEGEND

- = Asphaltic Concrete Paving
- ● = Monument Found
- ● = Iron Pipe or Iron Bar Found
- ○ = 1/2" I.D. Iron Pipe Tagged L. S. 1681 Set This Survey
- R = M.C.R. Data
- CR = Calculated From R
- M = Measured in Field
- CM = Calculated From M
- = Power Pole
- = Telephone Pole
- = Power & Telephone Pole
- —S— = Sanitary Sewer Line
- —W— = Water Line
- —G— = Gas Line
- ⊗ = Valve
- = Center Line Drainage
- —T— = Underground Telephone Cable
- B.C. = Brass Cap
- H.H. = Handhole
- C.P. = Concrete Pipe
- = Water Meter
- = Sewer Cleanout
- = Elev to read
- = Underground Irrigation Sprinkler Head
- = Street Light Pole

DESCRIPTION

A parcel of land lying southwesterly of the southwesterly right-of-way line of U. S. Highway 60-70-89 in Section 22, T. 3N., R. 1E., G. & S. R.B. & M., Maricopa County, Arizona, more particularly described as follows:

Beginning at the S. 1/4 Cor., Sec. 22, T. 3N., R. 1E., thence East (Assumed Bearing), 28.00 feet along the South line of said Sec. 22 to a point; thence N. 0°34'08" E., 1,745.37 feet to an iron pipe found in place; thence S. 89°44'49" W., 1,841.49 feet to an iron pipe found in place; thence N. 0°47'08" E., 2,172.36 feet to an iron pipe found in place on the southwesterly right-of-way line of Grand Avenue (U.S. Highway 60-70-89) as described in Book 590 of Deeds, Page 508 through Page 512, M.C.R. (from which point the West line of the N.W. 1/4 said Sec. 22 bears westerly 868 feet) and with said iron pipe being also the True Point of Beginning for the herein described parcel of land; THENCE S. 70°23'07" E., 122.62 feet along said southwesterly right-of-way line of Grand Avenue to a point; thence S. 0°47'08" W., 1,023.60 feet, parallel to the west line of the herein described parcel of land, to a point; thence N. 89°12'52" W., 400.00 feet along a line perpendicular to the west line of the herein described parcel of land to the southwest corner of said parcel of land; thence N. 0°47'08" E., 1,160.00 feet along the west line of the herein described parcel of land to the True Point of Beginning.

REPORT OF SURVEY

OF

That Portion of Section 22, T3N, R1E., G&S.R.B&M. Lying Southerly of U.S. Highway 60-70-89 Shown Hereon.

FOR

WAGONER PLAZA
% Louis Silver
Peoria, Arizona

N

Scale: 1" = 40'

CERTIFICATION: This will certify that the survey shown hereon was done under my supervision during the month of November, 1973.

Eugene P. Stilley
11/29/73

DIN #: 57737-1/1
APLS

ARIZONA SURVEYING SERVICE
5704 N. 27th AVENUE, PHOENIX, ARIZONA
Drawing No. E.P.L.-73-11783 PH: 242-0539

Sheet 1 of 1