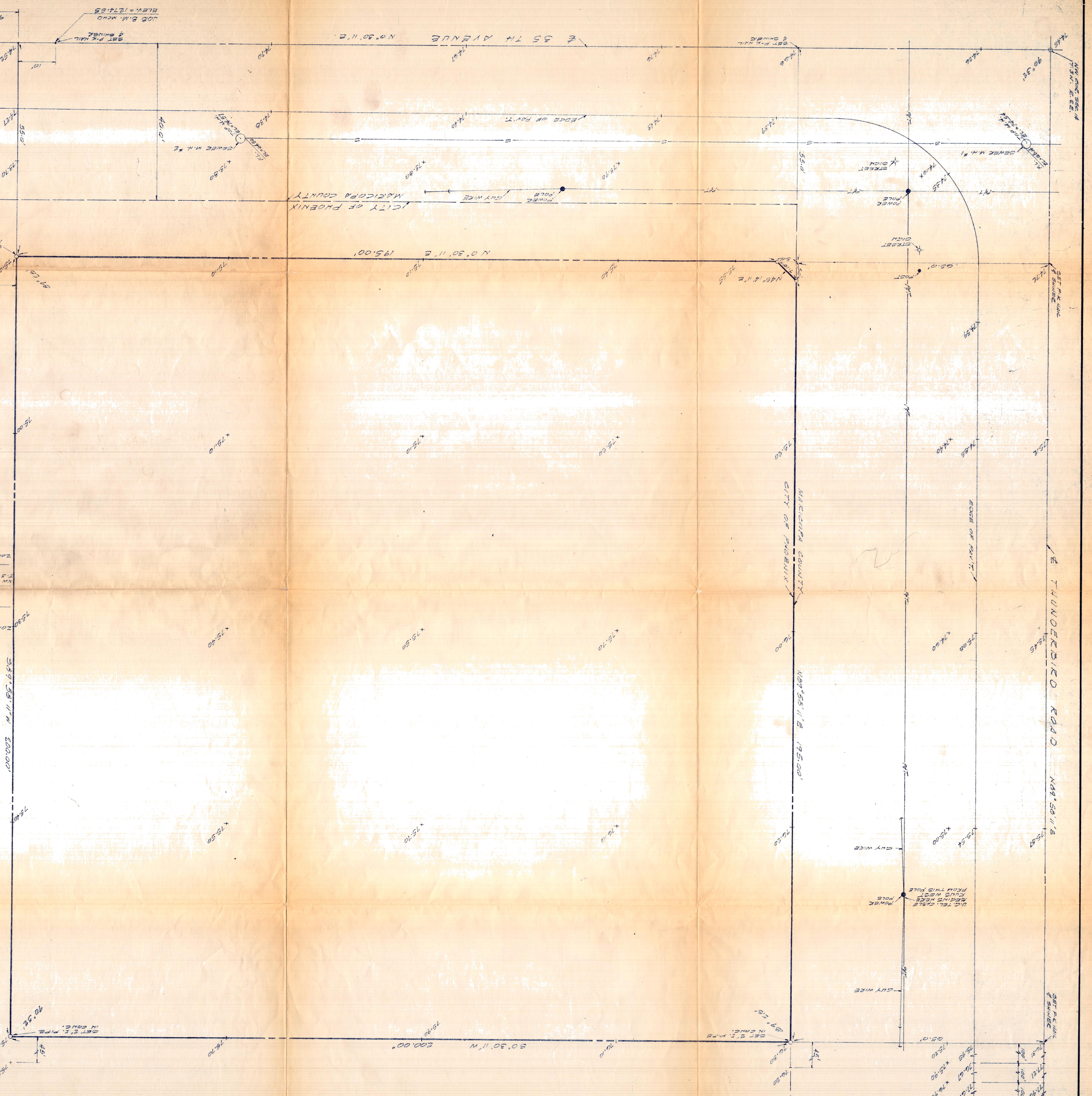

LEGAL DESCRIPTION

THAT PART OF THE NW¼ OF SECTION 14, T 2N, R 2E, OF THE G.&S.R.B.&M. LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14;

THENCE N89°58'11"E ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 55.00 FT TO A POINT;

THENCE S0°30'11"W ALONG A LINE PARALLEL WITH AND 55.00 FT EAST OF THE WESTERLY LINE OF SAID SECTION 14, A DISTANCE OF 65.00 FT TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THUNDERBIRD ROAD AND THE EAST RIGHT-OF-WAY LINE OF 35TH AVENUE (EXTENDED) AND THE SOUTH RIGHT-OF-WAY LINE OF THUNDERBIRD ROAD (EXTENDED) SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N89°58'11"E ALONG A LINE PARALLEL WITH AND 65.00 FT SOUTH OF THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 200.00 FT TO A POINT;

THENCE S0°30'11"W ALONG A LINE PARALLEL WITH AND 55.00 FT EAST OF THE WESTERLY LINE OF SAID SECTION 14, A DISTANCE OF 195.00 FT TO A POINT;

THENCE S89°58'11"W ALONG A LINE PARALLEL WITH AND 65.00 FT SOUTH OF THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 200.00 FT TO A POINT;

THENCE N0°30'11"E ALONG THE EAST RIGHT-OF-WAY LINE OF 35TH AVENUE, SAID LINE BEING PARALLEL WITH AND 55.00FT EAST OF THE WESTERLY LINE OF SAID SECTION 14, A DISTANCE OF 195.00FT TO THE POINT OF BEGINNING.

EXCEPT THE SOUTH 40.00 FT OF THE WEST 55.00 FT OF THE NW¼ OF SECTION 14, T 2N, R 2E, G.&S.R.B.&M. LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 14;

THENCE N89°58'11"E ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 55.00 FT TO A POINT;

THENCE N0°30'11"E ALONG A LINE PARALLEL WITH AND 55.00 FT EAST OF THE WESTERLY LINE OF SAID SECTION 14, A DISTANCE OF 40.00 FT TO A POINT;

THENCE S89°58'11"W ALONG A LINE PARALLEL WITH AND 40.00 FT NORTH OF THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 55.00 FT TO THE SOUTHWEST CORNER OF SAID SECTION 14;

THENCE S0°30'11"W ALONG THE WESTERLY LINE OF SAID SECTION 14, A DISTANCE OF 40.00 FT TO THE POINT OF BEGINNING.

GENERAL NOTES:

These notes apply to the site, assuming that it is zoned or will be zoned to permit a Service Station.

1. ZONE: R1-8 Service Station NOT permitted. A variance or conditional use permit required. See Zoning Map for surrounding zoning.
2. DIVISION OF LAND REQUIREMENTS: This property is NOT platted or a division of a larger parcel. A survey was not commissioned. PROPERTY: Street improvements are required on the surplus property if NOT STAKED OUT. LOT SPLIT: required to obtain a building permit if the site is platted. MAP: required to obtain a building permit if NOT platted. Site conditions require a zone change. ZONE: Pre Zone. See Zoning Map for surrounding zoning.
3. ARCHITECTURAL CONTROL: Planning Department approval required over external appearance of building. Landscaping. A screen wall is NOT required on the property line. A site development plan is required to obtain a building permit.
4. SETBACKS AND SIGN RESTRICTION: The items below are to be determined without special plot plan approval.

(A) Pump Island Setback: (a) ___ ft. from ___ on TELEPHONE ft. (b) ___ ft. from ___ on TELEPHONE ft. (c) ___ ft. from ___ on STREET ft.

(B) Canopy Setback: (a) ___ ft. from ___ on TELEPHONE ft. (b) ___ ft. from ___ on TELEPHONE ft. (c) ___ ft. from ___ on STREET ft.

(C) Building Setback: (a) ___ ft. from ___ on TELEPHONE ft. (b) ___ ft. from ___ on TELEPHONE ft. (c) ___ ft. from ___ on STREET ft.

(D) Sign (Attached to Building) Restrictions: NEW ORDINANCE PENDING

(a) Setback: ft. from ___ on ___ ft. (b) Setback: ft. from ___ on ___ ft. (c) Max. overhang: ft. over ___ ft. with ___ ft. to bottom of sign on ___ ft.

(d) Setback: ft. from ___ on ___ ft. (e) Setback: ft. from ___ on ___ ft. (f) Max overhang: ft. over ___ ft. with ___ ft. to bottom of sign on ___ ft.

(g) Sign (Free Standing) Restrictions: NEW ORDINANCE PENDING

(a) Setback: ft. from ___ on ___ ft. (b) Setback: ft. from ___ on ___ ft. (c) Max. overhang: ft. over ___ ft. with ___ ft. to bottom of sign on ___ ft.

(d) Max. overhang: ft. over ___ ft. with ___ ft. to bottom of sign on ___ ft.

(e) Sign: rotate: (h) Sign: be internally illuminated. (f) Max. area on (1) side: sq. ft. (j) Max. height: ft. ___ sq. ft.

(k) Sign: rotate: (l) Sign: be internally illuminated. (m) Max. area on (1) side: sq. ft. (n) Max. height: ft. ___ sq. ft.

5. TYPE OF CONSTRUCTION PERMITTED AND BUILDING CODE: (A) Steel TYPE (B) Masonry TYPE (C) Wood TYPE (D) Unrated is required where a building is within ___ ft. or a P.L. (E) Governing Building Code: PHOENIX 1964
6. GOVERNING AGENCIES FOR BUILDING PERMITS:

(A) City of PHOENIX Address: CITY HALL Phone: 262-6461

(B) County of MARICOPA Address: ___ Phone: ___

7. SOIL CONDITION: (A) Depth of water table: NO PROBLEM (B) Type of soil: ___

Note: This information must be used to design and should be verified by soil tests.

8. SURFACE DRAINAGE: Does site drain over sidewalks to street: NO (A) A drain pipe under the sidewalk to ALLEY is required. (B) Yard drain to street: NO (C) Drainage easements to accept these drains are to be computed at ___ to be determined

9. WIDENING:

(A) Existing R/W on THUNDERBIRD RD. is 110 ft. (55 ft/ft. on side of site.)

(B) Proposed R/W on THUNDERBIRD RD. is 110 ft. (0 ft. will be taken from this property.

(C) Existing R/W on 35TH AVE. is 110 ft. (55 ft/ft. on side of site.)

(D) Proposed R/W on 35TH AVE. is 110 ft. (0 ft. will be taken from this property.

(E) Existing center R/W is 15'X15' Proposed center dedication is NO PLATS.

(F) Dedication for widening required prior to issuance of a building permit. NOT

10. CURBS:

(A) On THUNDERBIRD RD. 7 inch curb and 24 inch gutter are EXIST.

(B) On 35TH AVE. 7 inch curb and 24 inch gutter are EXIST.

(C) On ___ inch curb and ___ inch gutter are ___

(D) The center radius is ___ ft. (E) The proposed curb radius is 20 ft.

(F) Proposed curb elevations are available for 8.5 (G) building and/or Occup. Permit ___ be obtained w/o contact new curbs. (H) A design plan is required. 15

11. DRIVEWAYS:

(A) On THUNDERBIRD RD. standards apply. Max. width in bottom is 40 ft. with 3 ft. transition each end. Driveways MAY NOT encroach over adjacent P.L.s

A min. of 20 ft. of full height curb must be held between driveways. A max. of ___ ft. or ___ ft. of footage may be used for driveways.

(B) On 35TH AVE. standards apply. Max. width in bottom is 40 ft. with 3 ft. transition each end. Driveways MAY NOT encroach over adjacent P.L.s

12. STATE ENCROACHMENT PERMIT: IS NOT required on ___ ft. State of ___ Address ___ Phone ___

13. PROPOSED TRAFFIC ISLAND: There IS an island currently proposed on the site. ___

14. STREET IMPROVEMENTS REQUIRED FOR SERVICE STATION SITE ONLY:

(A) A traffic signal system IS NOT required. (B) NO St. lights. ARE required.

(C) 40 ft. of 7 inch curb and 24 inch gutter are required.

(D) 225 sq. ft. of street paving ASPHALT BY OWNER

(E) 20125 sq. ft. of sidewalk (sq. ft. parkways) BY OWNER

(F) NO curb ramps ARE REQ'D. BY

(G) Relocate ___

(H) Other improvements or assessments required

Note: These questions represent a preliminary investigation and it should be remembered that design plans and/or other agreements made by agencies involved could change these. Many items such as base material, power pole relocation, catch basin relocations, etc. are not noted on the map as they would be determined by a layout plan.

15. SEWER: (A) Service to PHOENIX Address CITY HALL Phone: 262-6461

(B) Connection Charge $ (C) Street Improvements 35TH AVE.

(D) Extension charge $ (E) Street assessments or acreage fees required which are to be computed at (F) Septic tank IS NOT permitted (G) Cesspool IS NOT permitted. (H) A permission letter IS NOT required. (I) For approx. location of main laterals on "V"'s see PHOENIX

16. WATER: (A) Service by SELF VALLEY Address 10220 N 21ST AVE. Phone: 944-4465

(B) 1" meter connection charge $ 100.00 (C) Street improvements required which are to be computed at THUNDERBIRD RD.

(D) Extension IS NOT required to service site by OWNER

in THUNDERBIRD RD. (E) Water mains are required which are to be computed at 12 in

location of main see SELF VALLEY UTILITIES (F) Water well NOT permitted but not within ___ ft. of any septic tank, cesspool or leach field. (G) For approx. location of main see SELF VALLEY UTILITIES

17. GAS: (A) Service by APS Address GLENDALE Phone: 931-4925

(B) For approximate location of main see

18. ELECTRIC: (A) Service by APS Address GLENDALE Phone: 931-4925

(B) For O.H. service Address ___ Phone: ___

(C) For U.G. service Address ___ Phone: ___

19. TELEPHONE: (A) Service by MTS Address 110 N 2ND AVE. Phone: 258-2241

(B) For O.H. service Address ___ Phone: ___

(C) For U.G. service Address ___ Phone: ___

(D) For Pole Pole Installation Form ___ Phone: ___

20. UNDERGROUND TANKS: (A) Maximum size permitted 8000 gallons. (B) Maximum number permitted 2 (C) Minimum distance to bldg. 10 ft. (D) Minimum distance to property line 10 ft. (E) Minimum distance between tanks 2 ft.

(F) Maximum cover 3 ft. (G) Minimum size of vent lines 1½"

(H) Delivery restrictions NONE (I) Other restrictions NONE

21. DATUM: Elevations hereon are to MARICOPA CO. HWY DEPT. Datum Bench Mark is T2N R2E 21 BM 1210 Elev. 1214.67

22. BASIS OF BEARINGS: MCHD PCL 5320(8) SEE LAST CALC

23. EASEMENTS:

Note: The information in the above notes was furnished by the public agencies involved.

I hereby certify that this survey was made under my supervision on DATE SURVEYED and that the above corresponds to buildings and other structures on the property lines or the land indicated hereon. That there are no encroachments or structures onto said land nor overlap of buildings or structures off from said land, except as shown, and that there are no easements as shown on title report No. NO EASEMENTS dated that affect this property are posted hereon as are shown in Note 23 above.

DATE

SURVEY OF S.E. COR.
35TH AVE. & THUNDERBIRD RD.
MARICOPA COUNTY, ARIZONA

SCALE: 1" = 10'
APPROVED BY: ALBERT RICHARD JOHNSON
DRAWN BY: D.S.B.
DATE: 12-20-00
REVISED: 4-19-01

HUMBLE OIL & REFINING CO.

O'FARRELL & ASSOCIATES
CONSULTING ENGINEERS
PHOENIX • ARIZONA

DRAWING NUMBER 1100-13

DIN 59600

Updated drawing 4/24/01 JAH