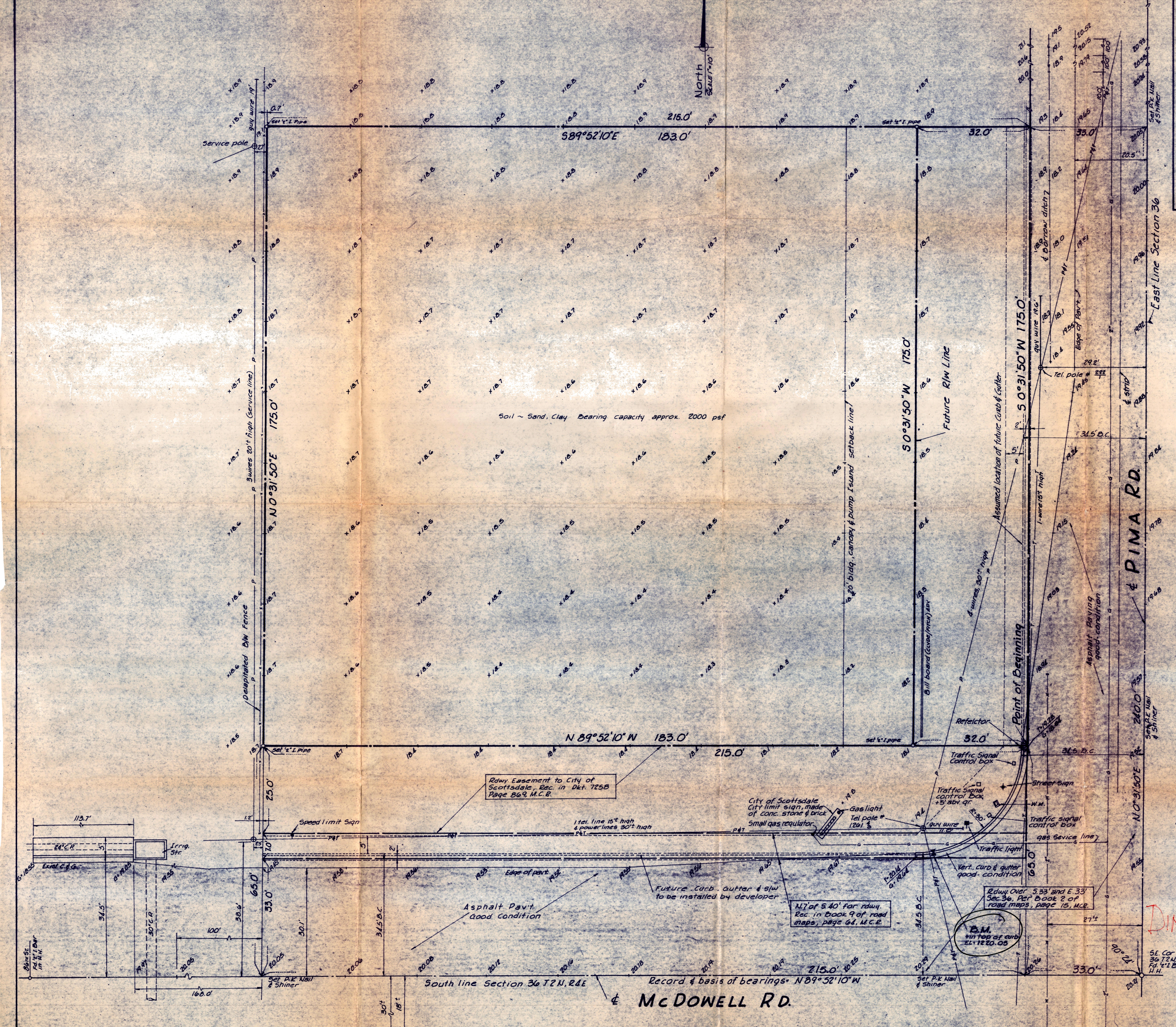

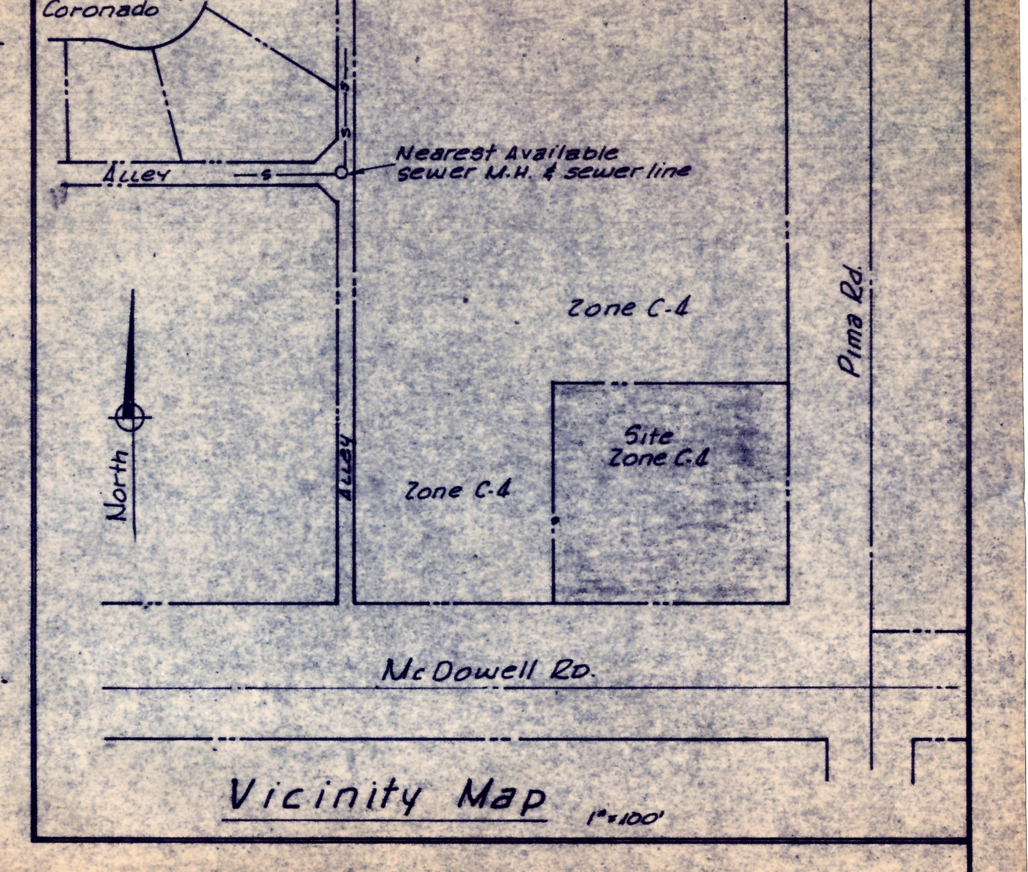

Notes

Zone: C-4
Fire Zone: #1
Setbacks: McDowell Rd. / Pima Rd.
Pump Islands 12' / 20'
Bldgs. 0' / 20'
Canopies 0' / 20'
Rear Yard * 30' Side Yard * 50'
* For Unprotected steel bldg.
Bldg. Code: 1967 U.B.C.
Driveways: Bottom Width = 40' Trans = 5', Clear Side R = 25'
Driveways may not encroach into curb return
Two drives per st. permitted
Min. spacing between drives = 25'

Utilities:
Water: City of Phoenix (Cost of 1" Meter = $205.0)
Sewer: City of Scottsdale (Not Ava., Septic tank permitted)
Elec.: Salt River Project (is available)
Gas: Arizona Public Service Co. (is available)
Tel.: Mt. States Tel. (is available)

Future R/W
McDowell Rd. - None required
Pima Rd. - 32' is required

Requirements:
1. Use permit & site plan approval.
2. Install curb, gutter, sidewalk & street paving
3. Install street lights or sign improvement district petition for future installation.
4. Relocate City limit monument.
5. Adjust or relocate traffic signal boxes.
6. Relocate tel. pole.
7. Offsite design plans. Proposed finished curb grades not available from City of Scottsdale.

The traffic Interchange of the proposed East-West Papago Frwy. & the North-South Indian Frwy. is anticipated to be located in this general area but the exact location cannot be determined at this time. Construction is to begin in 10± years.

Property Description

That portion of the SE¼, SE¼, SE¼ of Section 36, T2N, R4E, of the G. & S.R. B. & M., Maricopa County, Arizona, described as follows:
Commencing at the S.E. Corner of said Section 36;
Thence N 89°52'10"W (record) along the south line of said Section 36, a distance of 33.0 ft. to a point;
Thence N 0°31'50"E along a line which is parallel with and 33.0 ft. westerly of the East line of said Section 36, a distance of 65.0 ft. to a corner point forming the intersection of the North Right-of-Way line of McDowell Rd. and the West Right-of-Way line of Pima Rd., and the true point of beginning;
Thence N 89°52'10"W along the North Right-of-Way line of McDowell Rd. which is parallel with and 65.0 ft. Northerly of the South line of said Section 36, a distance of 215.0 ft. to a corner point;
Thence N 0°31'50"E along a line parallel with and 248.0 ft. Westerly of the East line of said Section 36, a distance of 175.0 ft. to a corner point;
Thence S 89°52'10"E along a line parallel with and 240.0 ft. Northerly of the South line of said Section 36, a distance of 215.0 ft. to a corner point on the West Right-of-Way line of Pima Rd.;
Thence S 0°31'50"W along the West Right-of-Way line of Pima Rd. which is parallel with and 33.0 ft. Westerly of the East line of said Section 36, a distance of 175.0 ft. to the true point of beginning

Certification

I hereby certify that the survey of the property shown hereon was made under my direction on Aug. 2, 1969 and that all corners were set as shown. No encroachments were found to exist.

Registered land Surveyor
State of Arizona # 7181

DIN 59609

Survey of Site for
Standard Oil Co. of California
Western Operations Inc.

N.W.C. McDOWELL RD. & PIMA RD.
SCOTTSDALE, ARIZONA

Grant, Hunt & McLain
Civil Engineers, Land Surveyors & Land Planners
Phoenix, Arizona