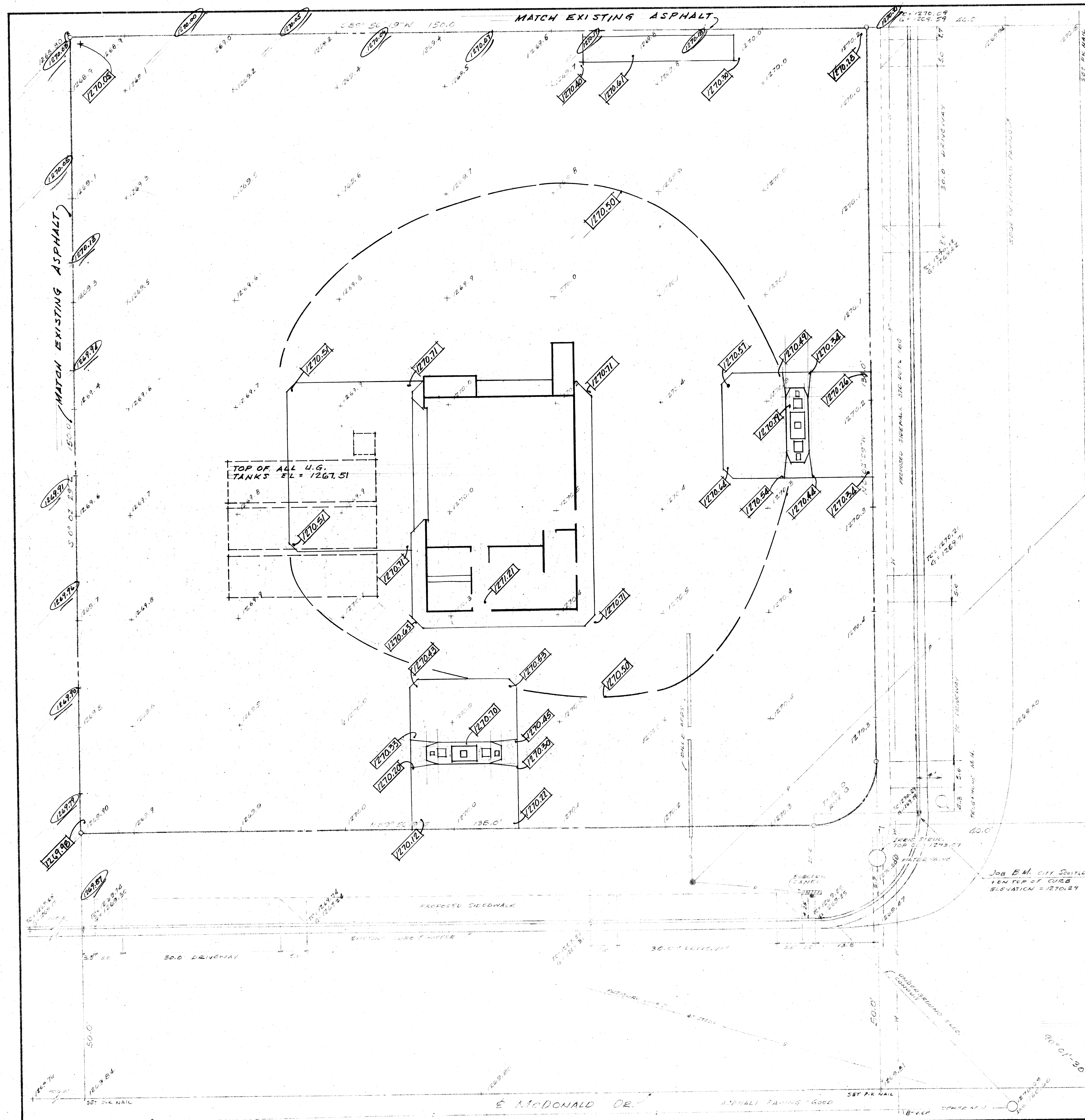
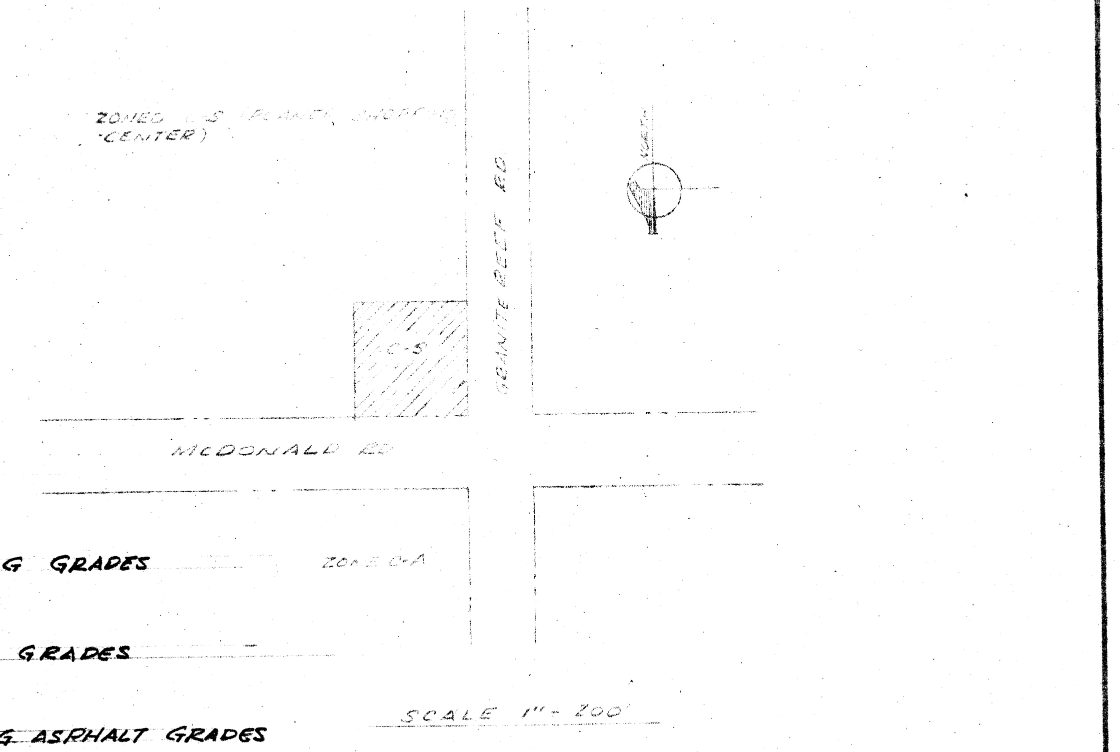


LEGAL DESCRIPTION: (1) Service Station parcel. (2) Separate description of other property owned. Verify description with County records.

THE NORTH 150 FEET OF THE WEST 150 FEET OF TRACT "O", PARK SCOTTSDALE FOUR, ACCORDING TO BOOK, 96 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

N

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" = 200'

LEGEND

x1270.1 GRADES SHOW THUS ARE EXISTING GRADES

[1270.10] GRADES SHOWN THUS ARE FINISH GRADES

(1270.10) GRADES SHOWN THUS ARE EXISTING ASPHALT GRADES

ASSESSMENTS: Describe all, including utility connection charges SEWER TAP PAYED FOR BY LESSOR
CONNECTION CHARGE OF 1" METER $ 125.00

SITE CONDITIONS: Type soil ADOBE
Retaining wall or fence zoning requirements CONC. PRECAST SAFETY CURB
Drainage conditions and requirements DRAIN TO STREETS
Available water table data, if 20' or less NO PROBLEM
Subsurface structures of record NONE

OFF SITE REQUIREMENTS: GRANITE REEF Street — McDONALD Street
Street paving / Sidewalk - gutter / Storm drain, Irrigation / Utility relocation / Curb radius change: SEE LEASE DATED AUG. 14, 1964 FOR OFFSITE IMPROVEMENTS TO BE DONE BY LESSOR

UTILITIES: Locate connections on drawing. Name suppliers below.

		Phone
Telephone	MOUNTAIN STATES TEL & TEL	258-3611
Water	INDIAN BEND WATER CO	947-4391
Electricity	SALT RIVER POWER DISTRICT	273-5900
Gas	ARIZONA PUBLIC SERVICE CO	271-7171
Sewer	CITY OF SCOTTSDALE	947-4211

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

Name and phone of sanitation official MARICOPA COUNTY HEALTH DEPT. - MR. CROWHURST - 258-6381

RESTRICTIONS: Note easements of record and title restrictions.

REGULATIONS: Building zone PLANNED SHOPPING CENTER Fire zone RURAL
Building authority CITY OF SCOTTSDALE
Building code UNIFORM BLDG. CODE - 1964 ADDITION
Is service station permitted YES
Building materials permitted: Steel YES Masonry YES Wood frame NO
Special permits: Planning board BLDG. PERMITT Other

Set backs	McDONALD Street	GRANITE REEF Street
Building	NOT RESTRICTED	NOT RESTRICTED
Canopy	2' FROM PROPERTY LINE	2' FROM PROPERTY LINE
Islands	12' FROM PROPERTY LINE	12' FROM PROPERTY LINE
Rear yard	NOT RESTRICTED	NOT RESTRICTED

Size limitations, U.G. Tanks NOT RESTRICTED
Describe any condition not included above, that would affect use of property for service station. SEE LEASE DATED AUG. 14, 1964 - PAR. 15 FOR DESCRIPTION OF OFFSITE IMPROVEMENTS TO BE DONE BY LESSOR.

SURVEYED BY: O'FARRELL & ASSOCIATES License #1273
Address 341 E. CAMELBACK RD. PHOENIX, ARIZONA Date
Signature

Richard P. Pearce DATE 7/28/65
APPROVED CITY ENGINEER
SCOTTSDALE, ARIZONA

H. Dennis O'Farrell

DIN #59859 7-1-65

SEAL

SURVEY OF
GRADE DRAWING S.S. No 5530
McDONALD DR. & GRANITE REEF RD.
SCOTTSDALE ARIZONA
UNION OIL COMPANY OF CALIFORNIA

PRELIMINARY DATE	SCALE	No
9-29-64	1/10" = 1'	F6-5530
FINAL DATE	BY	
5-11-65	O'FARRELL & ASSOC. 365-2	SHEET 1.3

FORM 80 D

13/2N/4E

R1-320