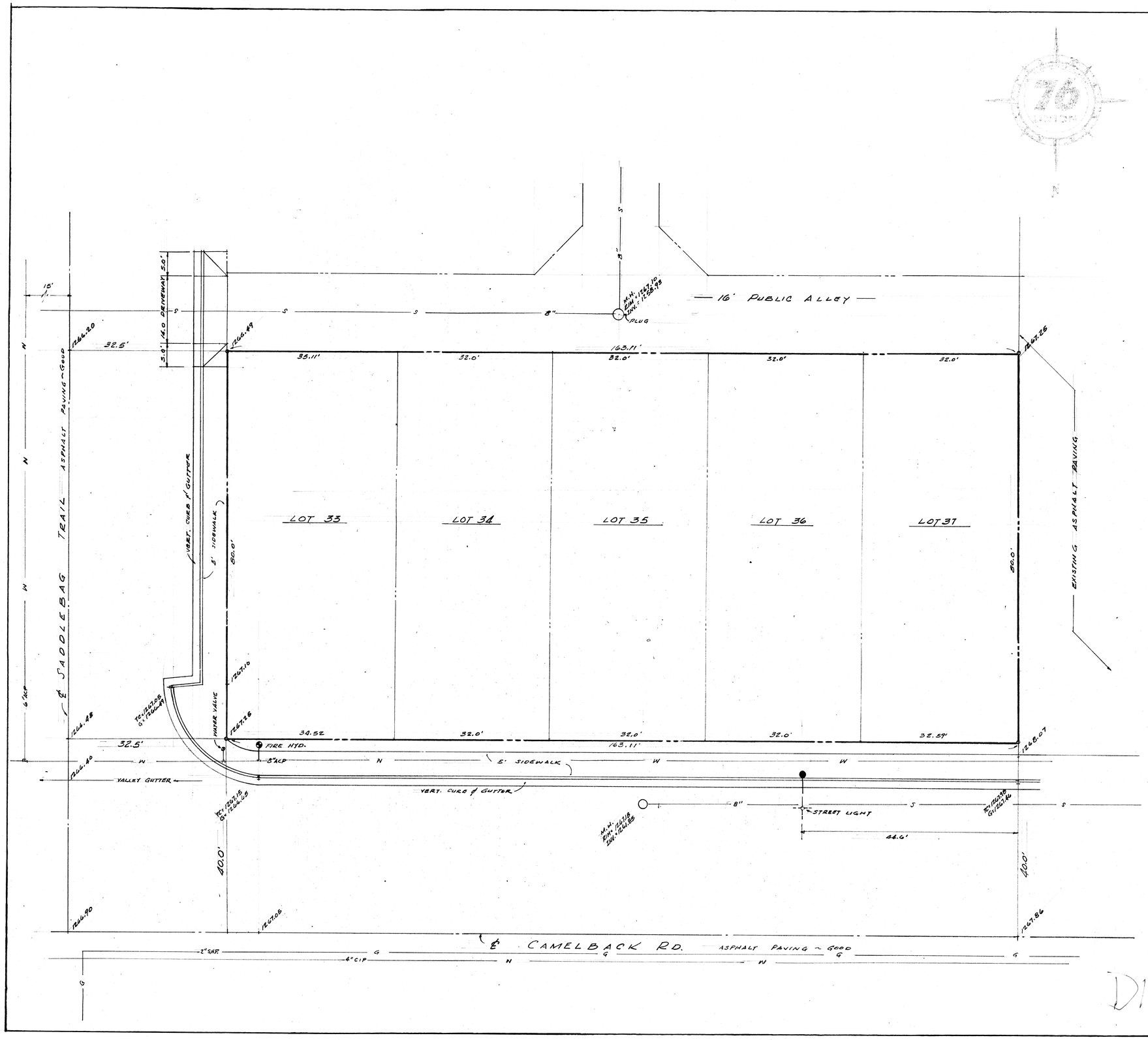
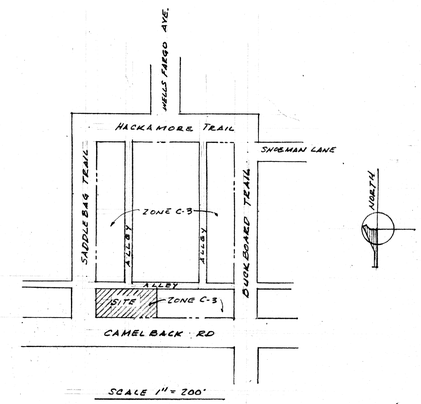


LEGAL DESCRIPTION: (1) Service Station parcel. (2) Separate description of other property owned. Verify description with County records.

LOTS 33, 34, 35, 36 AND 37, CAMELBACK PARK PLAZA, AS OF RECORD IN BOOK 86 OF MAPS AND PLATS, PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA.

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 COST OF CONNECTION OF 1" WATER = $173.00 SEWER TAP FEE $250

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

OFF SITE REQUIREMENTS: CAMELBACK RD. Street SADDLEBAG TRAIL Street
Street paving PAVING OF THE NORTH 12' OF ALLEY WILL BE REQUIRED
Sidewalk - gutter NONE — NONE
Storm drain, Irrigation NONE — NONE
Utility relocation POSSIBLE STREET LIGHT — NONE
Curb radius change NONE — NONE

UTILITIES: Locate connections on drawing. Name suppliers below.
Telephone MOUNTAIN STATES TEL. & TEL. Phone 258 - 3611
Water CITY OF PHOENIX 262 - 6651
Electricity ARIZONA PUBLIC SERVICE CO. 271 - 7171
Gas ARIZONA PUBLIC SERVICE CO. 271 - 7171
Sewer CITY OF SCOTTSDALE 947 - 4211
If sewer is remote, give conditions for using septic tank
Name and phone of sanitation official

RESTRICTIONS: Note easements of record and title restrictions. DECLARATION OF RESTRICTIONS DOCKET 3095 PAGE 329, CONTROLLING TYPE OF CONSTRUCTION, SET-BACKS, ETC.

REGULATIONS: Building zone C-3 Fire zone #1
Building authority CITY OF SCOTTSDALE
Building code U.B.C. 1964
Is service station permitted YES
Building materials permitted: Steel YES Masonry YES Wood frame NO
Special permits: Planning board YES (USE PERMIT) Other BLDG. PERMIT
Set backs CAMELBACK RD. Street SADDLEBAG TRAIL Street
Building 6' FROM ℞ — 6' FROM ℞
Canopy 6' FROM ℞ — 6' FROM ℞
Islands 6' FROM ℞ — 6' FROM ℞
Rear yard 20' FOR STEEL FROM ℞ 0' FOR 2 HR. WALL
Size limitations, U.G. Tanks NONE
Describe any condition not included above, that would affect use of property for service station.
CANOPY MUST BE ATTACHED TO BUILDING TO MAINTAIN 6' FRONT YARD SET BACK SEE PARAGRAPH 4 OF RESTRICTIONS, DOCKET 3095 PAGE 329.
EXTENSIVE PLANTING WILL BE REQUIRED

SURVEYED BY: O'FARRELL & ASSOCIATES License # 1273
Address 341 E. CAMELBACK RD. PHOENIX, ARIZONA
Signature Date 6-23-65

SURVEY OF
S.W. CORNER
CAMELBACK RD. & SADDLEBAG TRAIL
SCOTTSDALE, ARIZONA

UNION OIL COMPANY OF CALIFORNIA

PRELIMINARY DATE	SCALE	NO
6-22-65	1/10" = 1'	
FINAL DATE	BY O'FARRELL & ASSOC. 665-6	

SEAL

FORM 80D

DIN 59860

TRIM

RI-307