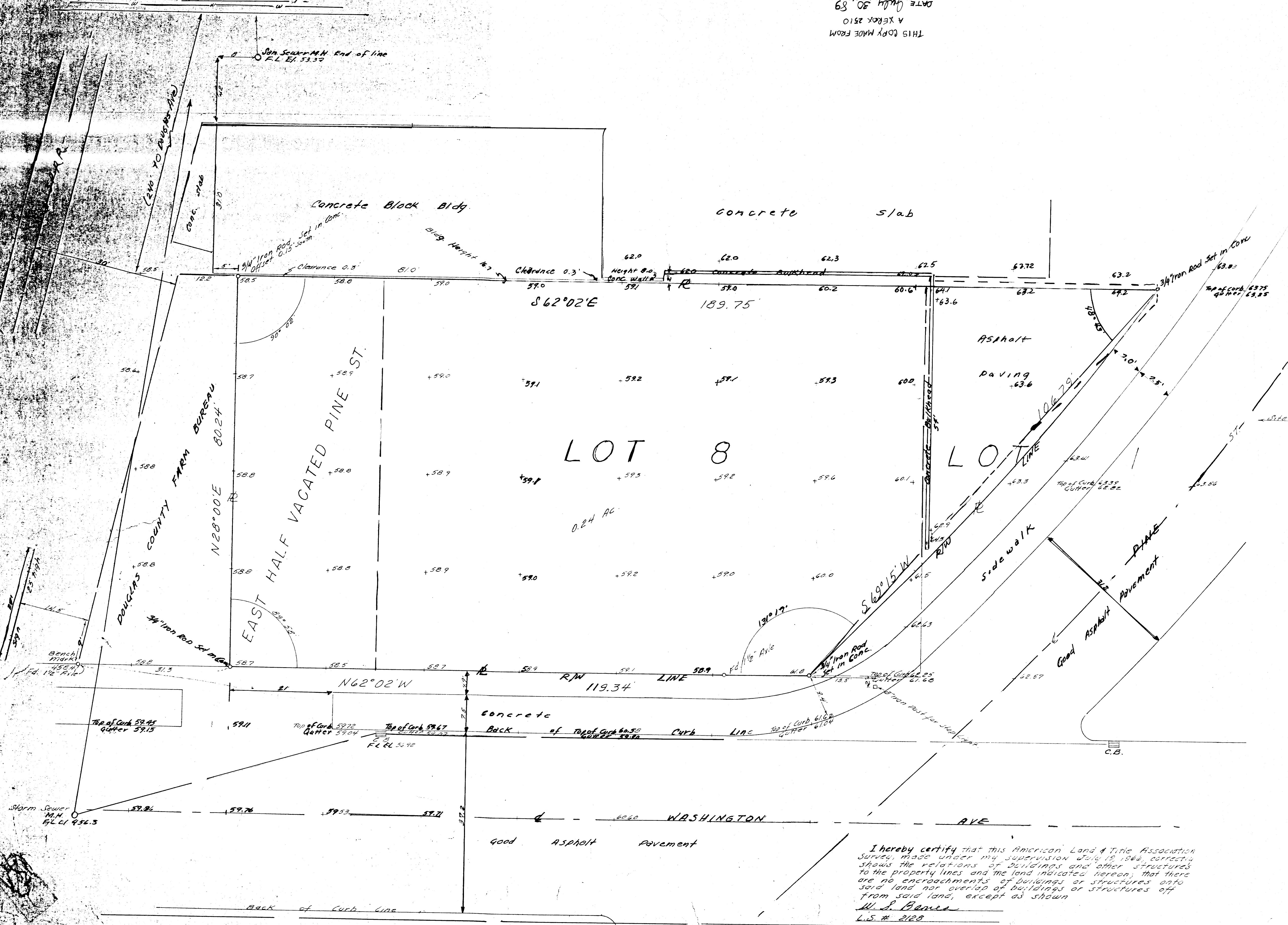


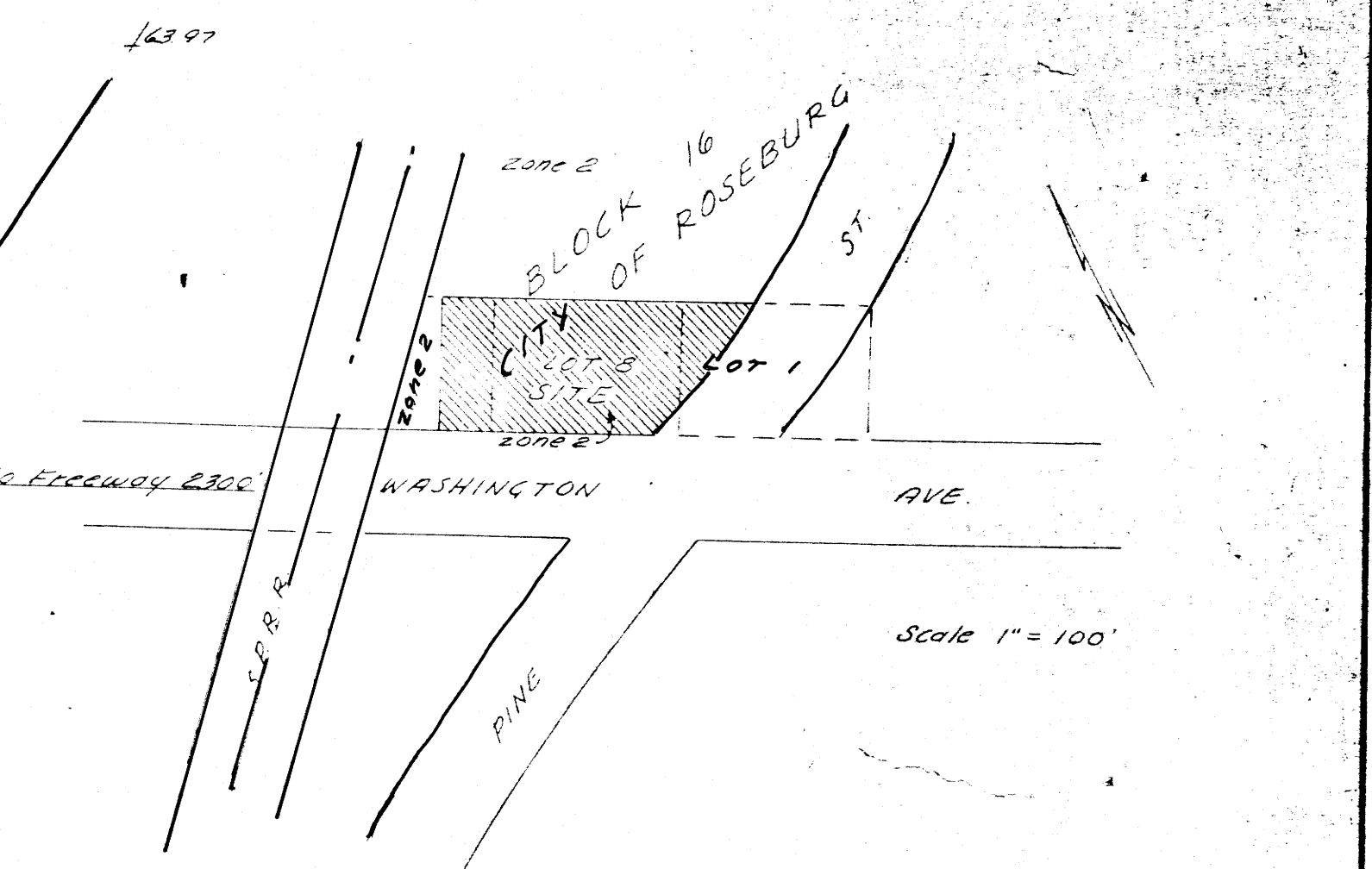
THIS COPY MADE FROM  
A XEROX 2510  
DATE July 30, '89

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

Parcel 1. All of Lot 8, Block 16, City of Roseburg, excepting the east 40 ft of Lot 8. All of that part of the east half of vacated Pine Street adjoining the above described property on the west.  
Parcel 2. East 40 ft. of Lot 8, Block 16, City of Roseburg.  
Parcel 3. All of Lot 1, Block 16, City of Roseburg, except that part sold to State of Oregon Highway Dept. as described in Vol. 599 of Deed Records, Douglas County, Oregon, Instrument No. 286584.



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. *No assessments.*

SITE CONDITIONS: Type soil *Heavy Clumbo type*  
Retaining wall or fence zoning requirements *None*  
Drainage conditions and requirements *Good drainage, no requirements*  
Available water table data, if 20' or less *Only data indicates table below 15'*  
Subsurface structures of record *None*

OFF SITE REQUIREMENTS: *None*  
Street paving *None* Street \_\_\_\_\_ Street \_\_\_\_\_  
Sidewalk - gutter *None*  
Storm drain, irrigation *None*  
Utility relocation *None*  
Curb radius change *None*

UTILITIES: Locate connections on drawing. Name suppliers below.  
Telephone *Pacific Northwest Bell* Phone *672-6601*  
Water *Oregon Water Corp.* *672-7577*  
Electricity *Pacific Power & Light Co.* *672-2125*  
Gas *California-Pacific Utilities Co.* *672-1633*  
Sewer *City of Roseburg* *672-1637*  
If sewer is remote, give conditions for using septic tank

Name and phone of sanitation official *Rabt. Musaret* *672-1697*  
RESTRICTIONS: Note assessments of record and title restrictions.

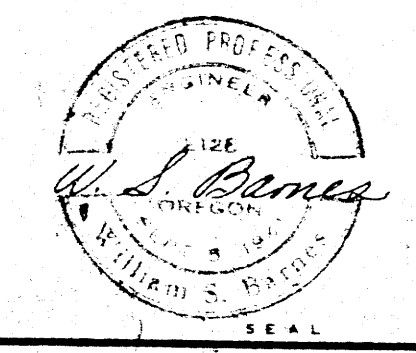
REGULATIONS: Building zone *Commercial No. 3 Roseburg Fire zone No. 2 1961 Ad. U.B.C.*  
Building authority *City of Roseburg*  
Building code *1961 Ad. U.B.C.*  
Is service station permitted *Yes*  
Building materials permitted: Steel *Yes* Masonry *Yes* Wood frame *Yes*  
Special permits: Planning board *None* Other \_\_\_\_\_ Street \_\_\_\_\_  
Set backs: *None* Street \_\_\_\_\_  
Building \_\_\_\_\_  
Canopy \_\_\_\_\_  
Islands \_\_\_\_\_  
Rear yard \_\_\_\_\_

Size limitations, U.G. Tanks *None*  
Describe any condition not included above, that would affect use of property for service station. *No access easement of record from Pine St. onto Parcel No. 3. Access of water main is as Douglas Ave. Water & Sanitary Sewer lines can be extended to site by using existing storm sewer R/W and then crossing Douglas County Farm Bureau property.*

SURVEYED BY: *W.S. Barnes* License *2128 - Oregon*  
Address *P.O. Box 36, Roseburg, Oregon*  
Signature *(W.S. Barnes)* Date *July 19, 1966*

I hereby certify that this American Land & Title Association Survey made under my supervision July 19, 1966, correctly shows the relations of buildings and other structures to the property lines and the land indicated hereon; that there are no encroachments of buildings or structures onto said land nor overlap of buildings or structures off from said land, except as shown  
*W.S. Barnes*  
L.S. # *2128*

FILED  
RECEIVED  
JUL 20 1966  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.



PROPOSED SURVEY OF  
STATION SITE  
AT WASHINGTON & PINE STREETS  
ROSEBURG, OREGON.  
UNION OIL COMPANY OF CALIFORNIA