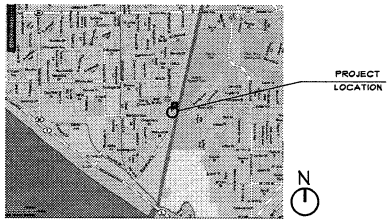
PROPOSED NEW DEVELOPMENT FOR;

ARCO BP

21452 BROOKHURST STREET
HUNTINGTON BEACH , CA

VICINITY MAP



LEGAL

OWNER
ISH SAHAGIAN
21452 BROOKHURST STREET
HUNTINGTON BEACH, CA92646

PROPERTY OWNER
BP WEST COAST PRODUCTS, LLC
PATRICK H. FOLEY
4 CENTERPOINTE DRIVE
LA PALMA, CA 90623

City of Huntington Beach
JUL 30 2008

SITE DATA

PROJECT ADDRESS
21452 BROOKHURST STREET
HUNTINGTON BEACH, CA92646

A.P.N. # 149-262-06
LOT SIZE 26,623 S.F.= 0.611 ACRES

LEGAL DESCRIPTION

EXHIBIT "A"
LEGAL DESCRIPTION

Facility Number: 05050
21452 BROOKHURST
HAMILTON/BROOKHURST
HUNTINGTON BEACH CA 92646

Fee

County: ORANGE

ASSESSORS PARCEL NUMBER 149-262-06

LEGAL DESCRIPTION:
The leasehold estate and company in the City of Huntington Beach,
County of Orange , State of California:

PARCEL 1:

Lots 11, 12, 13, 14, 15, 16, 17, 23, 24, 25, 26, 27 and 28 of Tract No. 193 as shown on a map recorded October 29, 1921 in Book 12, Page 49 of Miscellaneous Maps, records of Orange County, California.

Excepting from Lot 16 an undivided 2/3rd interest of all oil, gas, minerals and other hydrocarbon substances lying in and under said Lot 16 below a depth of 500 feet, measured vertically from the surface thereof, but without the right of surface entry, as reserved by Clara Schweitzer by deed recorded November 10, 1967 in Book 8132, Page 301 of Official Records and by The Integrated Foundation, a non-profit corporation by deed recorded November 10, 1967 in Book 8132, Page 304, Official Records of aforesaid county.

PARCEL 2:

That portion of Lot 18 of Tract No. 193 as shown on a map recorded October 29, 1921 in Book 12, Page 49 of Miscellaneous Maps, records of Orange County, California, described as follows:

BEGINNING at the Northeast corner of said Lot 18; thence South 0 degrees 39 minutes 15 seconds East 7.38 feet along the East line of said Lot 18; thence South 85 degrees 44 minutes 15 seconds West 17.82 feet along a line to a point on a tangent curve concave to the Northeast having a radius of 32.00 feet; thence Northwesterly 26.30 feet along said curve through a central angle of 46 degrees 54 minutes 12 seconds to a point on the North line of said lot 18; thence North 89 degrees 36 minutes 40 seconds East 40.94 feet along said North line to the point of BEGINNING.

PARCEL 3:

That portion of Lot 21 of Tract No. 193 as shown on a map recorded October 29, 1921 in Book 12, Page 49 of Miscellaneous Maps, records of Orange County, California, described as follows:

BEGINNING at the Northwest corner of said Lot 21; thence North 89 degrees 36 minutes 40 seconds East 49.49 feet along the South line of said Lot 21; thence South 71 degrees 16 minutes 03 seconds West 18.10 feet; thence South 85 degrees 44 minutes 15 seconds West 34.26 feet to a point on the West line of said Lot 21; thence North 0 degrees 39 minutes 15 seconds West 7.38 feet along said West line to the point of BEGINNING.

Excepting therefrom an undivided 2/3rd interest in all oil, oil rights, minerals, mineral rights, natural gas, natural gas rights and other hydrocarbons by whatsoever name known that may be within or under said land, together with the perpetual right of drilling, mining, exploring and operation therefor and removing the same from said land or any other land, including the right to whipstock or directionally drill and mine from lands other than said land oil or gas wells, tunnels and shafts into, through or across the subsurface of said land and to bottom such whipstocks or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines without, however, the right to drill, mine, explore and operate through the surface or the upper 100 feet of the subsurface of said land or otherwise in such manner as to endanger the safety of any highway that may be constructed on said lands as reserved in the deeds to the City of Huntington Beach, a municipal corporation by deed recorded April 22, 1959 in Book 4680, Page 281 and Book 4682, Page 339, Official Records of aforesaid county.

PARCEL 4:

Lot 22 of Tract No. 193 as shown on a map recorded October 29, 1921 in Book 12, Page 49 of Miscellaneous Maps, records of Orange County, California.

Excepting therefrom the following:

BEGINNING at the southwest corner of said Lot 22; thence North 89 degrees 36 minutes 40 seconds East 49.49 feet along the South line of said Lot 22 to the true point of beginning; thence continuing North 89 degrees 36 minutes 40 seconds East 51.50 feet along said South line to the Southeast corner of said Lot 22; thence North 0 degrees 39 minutes 15 seconds West 17.65 feet along the East line of said Lot 22; thence South 71 degrees 16 minutes 03 seconds West 54.17 feet to the true point of BEGINNING.

Also excepting therefrom an undivided 2/3rds interest in all oil, gas, hydrocarbon substances and minerals in and under said land but without the right of surface entry as conveyed to Wilshire Development Company Inc., by deed recorded December 30, 1966 in Book 8141, page 825, Official Records of aforesaid county.

SCOPE OF WORK

DEMOLITION :
(E) CONVENIENCE STORE
(E) REPAIR SHOP
(E) FUEL CANOPY AND DISPENSER
(E) UNDERGROUND GASOLINE TANKS
(E) HARDSCAPE AND LANDSCAPE

PROPOSED:

(N) ARCO & AM/PM CONVENIENCE STORE		2,400 S.F.
(N) FUEL CANOPY	85' x 41'	
(N) 6 FEUL DISPENSERS		
(N) 2 UNDERGROUND GASOLINE TANKS		
(N) SELF SERVE DRIVE THRU CAR WASH		948 S.F.
(N) LANDSCAPING		3,235 S.F. 12%

SHEET INDEX

T-1	TITLE
SP1	SITE PLAN
A-1	FLOOR PLAN
A-2	ROOF PLAN
A-3	ELEVATIONS
DBA-1	SOUND STUDY/NOISE LEVEL

REVISIONS
1 CIP SUBMITTAL -
2 CIP RESUBMITTAL 01/ /2008
3 CIP RESUBMITTAL 08/06/2008
4 BP REVISION 08/10/2008
5 - -

PHD
Peter Hedrick Design
DESIGN PLANNING
1100 ELDRIDGE STREET
HUNTINGTON BEACH, CA 92648
714/960-0660 FAX 960-0664

THIS DRAWING AND SPECIFICATIONS OR THE PROPERTY THEREON OR OTHER IS THE SOLE PROPERTY OF PHD AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH PHD.

PREPARED BY: PETER HEDRICK

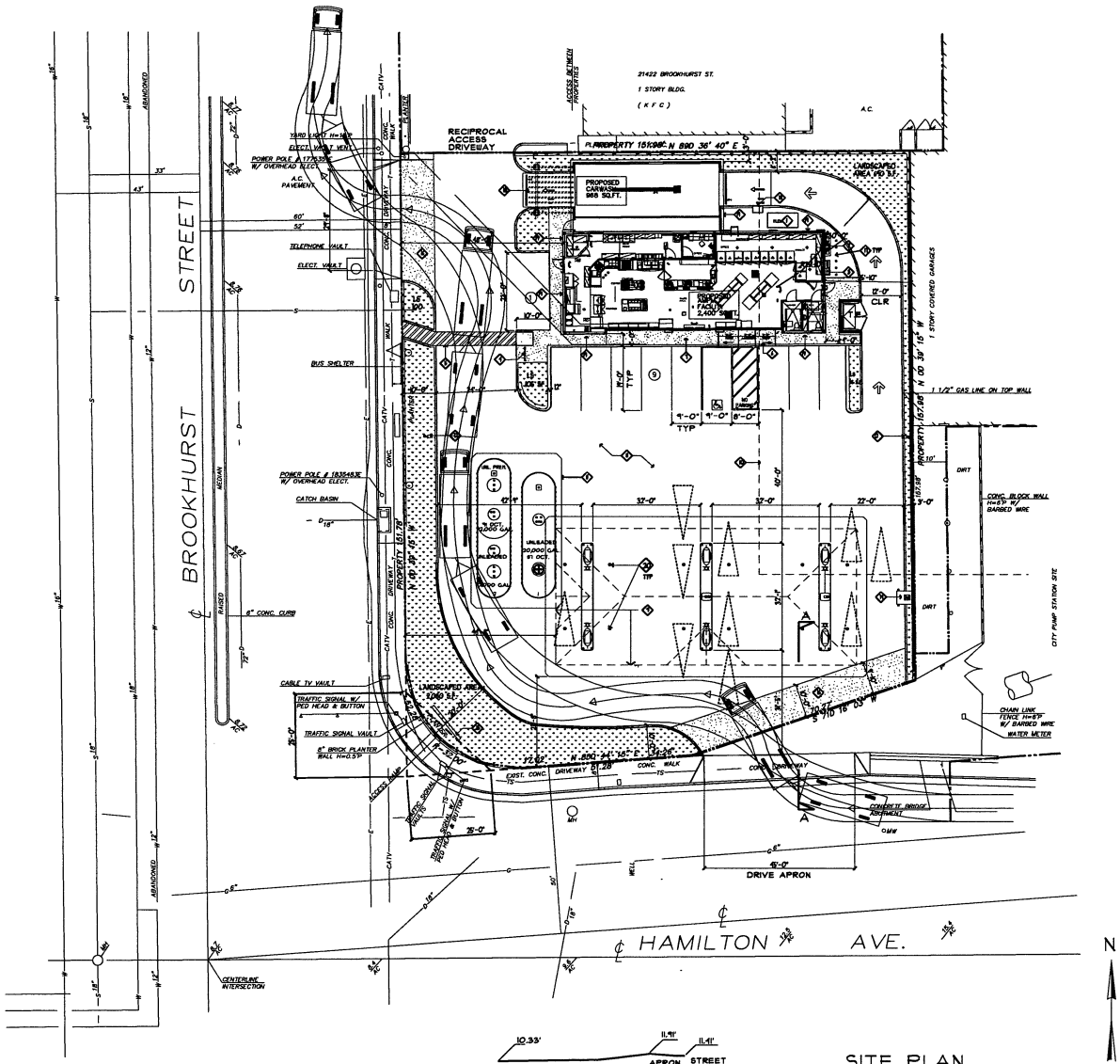
PROJECT LOCATION

PROPOSED GAS STATION AND CAR WASH
ARCO FACILITY & CAR WASH
21452 BROOKHURST STREET
HUNTINGTON BEACH CA, 92646
(---) ---------

DRAWN PNH
DATE 04/23/2008
SCALE NOTED
JOB NO. 0808

T-1

ATTACHMENT NO. 2.1



SITE PLAN

SCALE: 1" = 16'-0"

SITE NOTES :

1. METHANE DISPENSER
2. ELECTRICAL METER/SWITCHBOARD
3. MAIN ELECTRICAL PANEL
4. RIBBON BARS BICYCLE RACK
5. ACCESSIBLE PATH OF TRAVEL
6. HANDICAPPED ACCESSIBLE RAMP
7. STAMPED COLOR CONCRETE
8. ASPHALT O/ BASE
9. EDGE OF CANOPY ABOVE
10. LINE OF 18"-0" HEIGHT LIMIT
11. UNDERGROUND FUEL TANK
12. LITE POLE
13. DECORATIVE TRELLIS FOR SCREENING
14. AIR & WATER
15. EXISTING SIGN TO REMAIN
16. STAMPED CONCRETE DRIVE APRON
17. BOLLARD
18. CARWASH KEYPAD
19. EXTERIOR LIGHTING
20. RECESSED LIGHTING

City of Huntington Beac

JUL 30 2008

REVISIONS

1	CUP SUBMITTAL -
2	CUP RESUBMITTAL 07/ /2008
3	CUP RESUBMITTAL 08/06/2008
4	BP REVISION 08/10/2008
5	-

PHD
Peter Hadad Design
DESIGN PLANNING
3000 BANDAS STREET
HUNTINGTON BEACH, CA 92648
TEL/FAX: 714-960-3004 FILE: 0808-SP04

THESE DRAWINGS ARE INSTRUMENTS OF THE PROPERTY AND OWNERSHIP OF PHD AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH PHD.

PREPARED BY: PETER HADAD

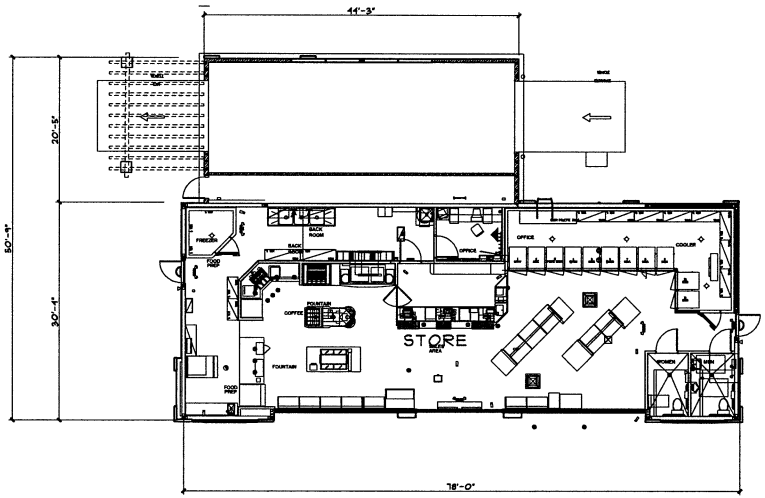
PROJECT LOCATION

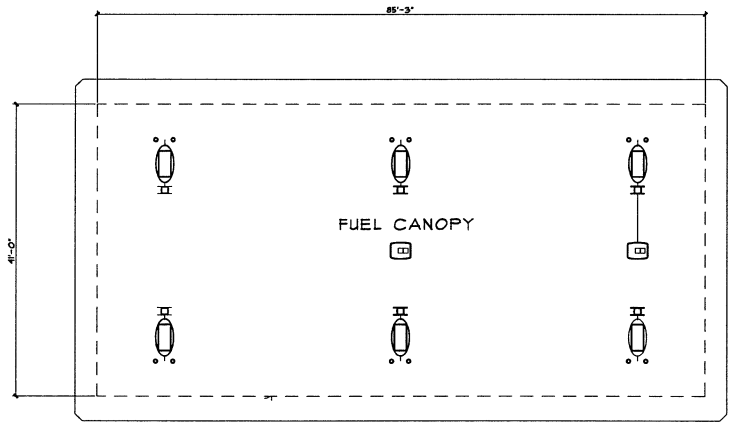
PROPOSED CARS STATION AND CAR WASH
ARCO FACILITY & CAR WASH
21452 BROOKHURST STREET
HUNTINGTON BEACH CA. 92646
(---) -------

DRAWN	PNH
DATE	06/23/2008
SCALE	NOTED
JOB NO.	0808

SP-1

ATTACHMENT NO. 2.2





FLOOR PLAN
SCALE: 1/8"=1'-0"

N

City of Huntington Beach
JUL 30 2008

REVISIONS

1	CUP SUBMITTAL
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3	CUP RESUBMITTAL 08/04/2008
4	BP REVISION 08/10/2008
5	

PHD
Peter Hubbard
Designer
DESIGN PLANNING

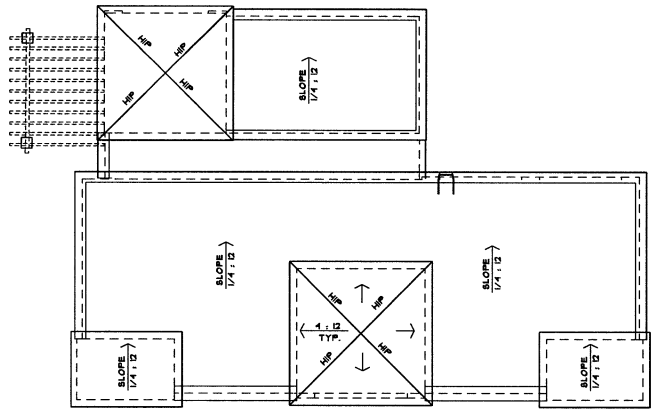
PROJECT LOCATION

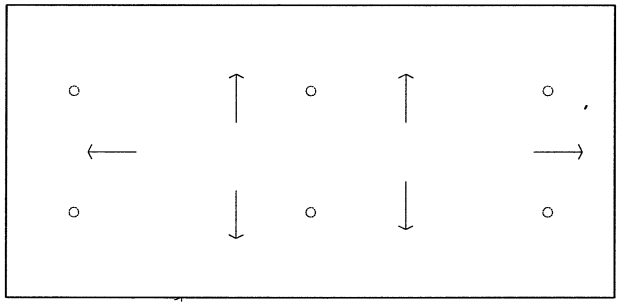
PROPOSED GASS STATION AND CAR WASH
ARCO FACILITY & CAR WASH
21452 BROOKHURST STREET
HUNTINGTON BEACH CA, 92646
(---) ---------

DRAWN PNH
DATE 06/23/2008
SCALE
JOB NO. 0808

A-1

ATTACHMENT NO. 2.3





ROOF PLAN
SCALE: 1/8"=1'-0"

City of Huntington Beach
JUL 30 2008

REVISIONS

1	CUP SUBMITTAL
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3	CUP RESUBMITTAL 08/06/2008
4	BP REVISION 08/10/2008
5	-

PHD
Peter Hubbard
Designer
DESIGN PLANNING

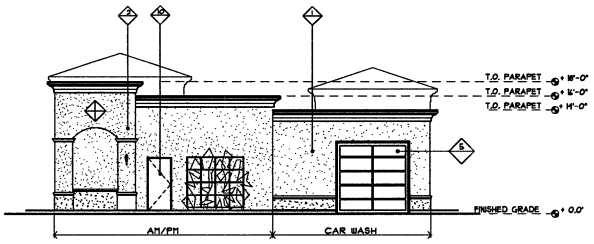
PROJECT LOCATION

PROPOSED GASS STATION AND CAR WASH
ARCO FACILITY & CAR WASH
21452 BROOKHURST STREET
HUNTINGTON BEACH CA, 92646
(---) ---------

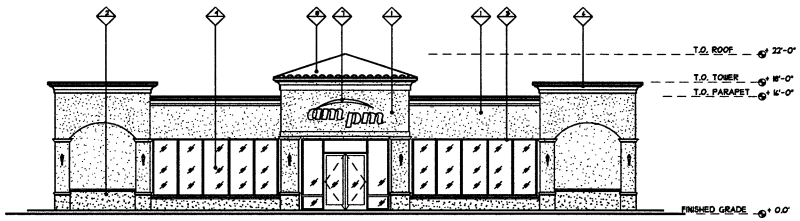
DRAWN PNH
DATE 06/23/2008
SCALE
JOB NO. 0808

A-2

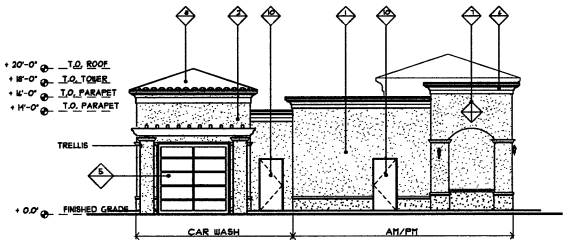
ATTACHMENT NO. 2.4



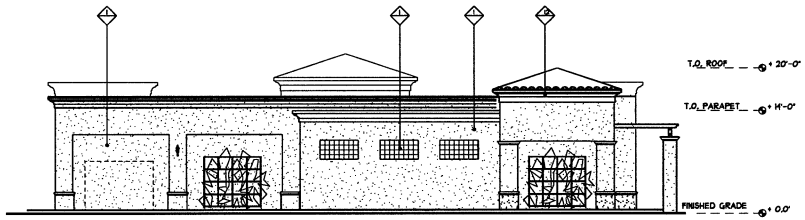
EAST ELEVATION



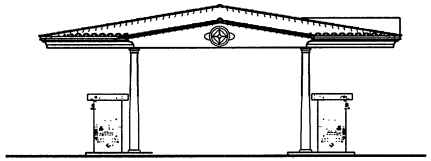
HAMILTON AVE ELEVATION (SOUTH)



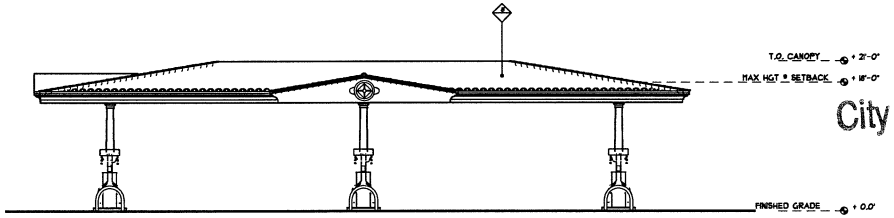
BROOHURST ST ELEVATION (WEST)



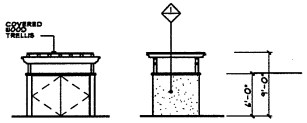
NORTH ELEVATION



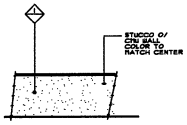
CANOPY SIDE ELEVATION



CANOPY FRONT ELEVATION



TRASH ENCLOSURE ELEVATION



PERIMETER WALL

EXTERIOR FINISH SCHEDULE

	MATERIAL
1	7/8" EXTERIOR STUCCO FINISH O/ PLYWOOD & METAL LATH FINE SAND FLOAT FINISH
2	PRECAST CONCRETE PLANT-ON
3	ALUMINUM STOREFRONT
4	GLASS
5	BP GLASS GARAGE DOOR; BRUSHED ALUMINUM FINISH.
6	EPS MOLDING W/ TEXTURED ACRYLIC FINISH
7	ILLUMINATED SIGNAGE (UNDER A SEPARAE PERMIT)
8	CERAMIC TILE ROOF SHINGLES U.S. CLAY TILE ROOFING ICC ESR 2015P
9	AUNING SHADE SCREENS
10	HOLLOW CORE METAL DOOR
11	LIGHT FIXTURE
12	METAL CANOPY PAINT
13	STUCCO SCREED
14	GLASS BLOCK

	FINISH
A	-
B	-
C	-
D	-
E	-
F	-
G	-
H	
J	

City of Huntington Beach

JUL 30 2008

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PHD

DESIGN PLANNING

PROJECT LOCATION

PROPOSED GAS STATION AND CAR WASH

ARCO FACILITY & CAR WASH

21452 BROOKHURST STREET

HUNTINGTON BEACH CA. 92646

(---) ---------

DRAWN PNH

DATE 06/23/2008

SCALE 1/8" = 1'-0"

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A-3

ATTACHMENT NO. 2.5