

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE INCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 PARCEL 1 AS SHOWN ON CERTIFICATE OF COMPLIANCE AS EVIDENCED BY DOCUMENT RECORDED JULY 21, 1978 AS INSTRUMENT NO. 78-800053 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 3, 4 AND 5 OF TRACT NO. 14954, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 317 PAGES 11 AND 12 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 15 FEET OF SAID LOT 3.
 EXCEPTING THEREFROM ALL RIGHT, TITLE AND INTEREST, IF ANY, IN AND TO ANY OIL, GAS AND OTHER MINERALS (INCLUDING, WITHOUT LIMITATION, HELIUM, LIGNITE, SULFUR, PHOSPHATE AND OTHER SOLID, LIQUID AND GASEOUS SUBSTANCES), REGARDLESS OF THE NATURE THEREOF AND WHETHER SIMILAR OR DISSIMILAR BUT ONLY TO THE EXTENT ANY OF THE FOREGOING IS IN ITS NATURAL STATE AND NATURAL LOCATION AND NOT SUBJECT TO THE DOMINION AND CONTROL OF ANY PERSON, AND, UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO GRANTEE, THE RIGHT TO EXPLORE FOR, DEVELOP AND PRODUCE SAME, AS WELL AS THE RIGHT TO LEASE SUCH PORTION OF THE PROPERTY HEREBY RESERVED FOR SUCH PURPOSES, AND ALL MINERAL AND ROYALTY RIGHTS WHATSOEVER IN, ON, UNDER AND PERTAINING TO THE PROPERTY; BUT GRANTEE, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT TO USE, OR RIGHT OF INGRESS TO OR EGRESS FROM ANY PART OF THE SURFACE OF THE PROPERTY FOR EXPLORATION AND PRODUCING PURPOSES, EXCEPT WITH RESPECT TO (I) CURRENT ACTIVITIES AT AND ANY EXISTING CONTRACTUAL OR LEASEHOLD RIGHTS GRANTED TO THIRD PARTIES AND (II) ANY ADDITIONAL ACTIVITIES WHICH HAVE BEEN CONSENTED TO IN WRITING BY GRANTEE, WHOSE CONSENT SHALL NOT BE UNREASONABLY WITHHELD. EXCEPT AS SET FORTH IN THE PRECEDING SENTENCE, ANY OIL AND GAS DRILLING OPERATIONS, SHALL BE CONDUCTED BY MEANS OF WELLS, THE SURFACE LOCATIONS OF WHICH ARE ON OTHER LANDS AND WHICH MAY BE DRILLED INTO AND BOTTOMED IN OR UNDER THE PROPERTY; GRANTEE SHALL EXERCISE ITS RIGHTS UNDER THE FOREGOING MINERAL, OIL AND GAS RESERVATION SO AS NOT TO DISTURB ANY IMPROVEMENTS, INSTALLATIONS, PETROLEUM OR OTHER PRODUCTS CONTAINED IN SUCH IMPROVEMENTS OR INSTALLMENTS OR SURFACE ACTIVITIES ON THE PROPERTY. GRANTEE IS TO RECEIVE AND RETAIN ALL BONUSES, RENTALS AND ROYALTIES PAYABLE UNDER ANY SUCH MINERAL, OIL AND GAS LEASE OR LEASES. GRANTEE MAY ASSIGN, TRANSFER, SELL OR CONVEY SUCH OIL, GAS AND MINERAL RESERVATION TO ANY PERSON, CORPORATION, PARTNERSHIP OR OTHER ENTITY, AS RESERVED BY SHELL OIL COMPANY, A DELAWARE CORPORATION IN DEED RECORDED SEPTEMBER 22, 1998 AS INSTRUMENT NO. 98-1714200 OF OFFICIAL RECORDS.

APN: 8173-004-020

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 5; THENCE ALONG THE EASTERLY LINE OF SAID LOT 5, SOUTH 15°26'01" WEST A DISTANCE OF 38.81 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 960.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND ALONG SAID EASTERLY LINE OF SAID LOT 5, THROUGH A CENTRAL ANGLE OF 04°33'22" A DISTANCE OF 76.34 FEET; THENCE SOUTH 62°32'13" WEST A DISTANCE OF 22.14 FEET; THENCE NORTH 74°41'30" WEST A DISTANCE OF 130.66 FEET; THENCE NORTH 15°26'01" EAST A DISTANCE OF 130.00 FEET; THENCE SOUTH 74°41'30" EAST A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

THIS DESCRIPTION DESCRIBES ALL THAT PROPERTY DESCRIBED IN THE TITLE COMMITMENT IDENTIFIED AS FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. 335524-90, DATED JANUARY 16, 2009.

SITE INFORMATION

ITEM	SIZE	LOT%	AREA (SQ.FT.)
TOTAL LOT AREA	N/A		19,256.0
NEW CAR WASH	18'-0"X42'-0"	3.9	756.0
(E) FOOD MART	20'-0"X40'-0"	4.1	800.0
(E) CANOPY	24'-6"X47'-6"	6.0	1,163.7
LANDSCAPE	N/A	10.8	2,085.0

PARKING
 1 - 17'X18' DISABLE VAN ACCESSIBLE PARKING
 3 - 8.5'X18' PARKING STALL
 2 - 8.5'X26' PARKING STALL
 TOTAL PARKING = 6 SPACES



PROJECT CONSTRUCTION SCOPE OF WORK

- EXISTING CURB RAMP TO REMAIN THE SAME
- EXISTING 20'X40' FOOD MART BUILDING TO REMAIN THE SAME
- EXISTING 24'-6"X47'-6" WITH 2-COLUMNS AND 4-MPD TO REMAIN THE SAME
- EXISTING LANDSCAPE & PLANTING AREA TO REMAIN THE SAME
- EXISTING UNDERGROUND STORAGE TANKS TO REMAIN THE SAME
- INSTALL 1,500.0 GALLON UNDER GROUND CLARIFIER, VERIFY WITH CAR WASH MANUFACTURER
- CONSTRUCT 18'-0"X42'-0" CAR WASH PER PLAN AND ELEVATIONS
- CONSTRUCT CONCRETE PLANTER CURB AND INSTALL PLANTING MATERIAL TO MATCH EXISTING
- REMOVE EXISTING PARKING STRIPE, STRIPE 17'X18' VAN ACCESSIBLE AND DISABLE PARKING STRIPE SLOPE NOT TO EXCEED 2% AT ANY DIRECTION, SEE 1/SD1.
- STRIPE PARKING STALLS PER CITY STANDARD
- INSTALL COIN BOX PER CAR WASH MANUFACTURER SPEC.
- INSTALL 4" DOWN SPOUT AND OVERFLOW, 6" ABOVE FINISH GRADE TYPICAL OF 2
- EXISTING ZERO CURB FACE, ALIGN WITH PAVING
- INSTALL DISABILITY PARKING SIGNS AT 60" ABOVE FINISH GRADE PER PLAN AND DETAIL 2/SD1 DWG
- INSTALL AIR AND WATER UNIT PER MANUFACTURER SPECS.
- INSTALL VACUUM UNIT PER MANUFACTURER SPECS.
- INSTALL 24" SQUARE TRAFFIC RATED CATCH BASIN
- INSTALL 12 TRENCH DRAIN TYPICAL OF 2
- MODIFY EXISTING PLANTER AS SHOWN.
- 5'-0"X7'-0" LEVEL AND CLEAR AREA PER PLAN, SLOPE NOT TO EXCEED 2% MAXIMUM AT ANY DIRECTION. FLOOR NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD. INSTALL THRESHOLD IF REQUIRED
- ACCESSIBILITY PATH OF TRAVEL, SLOPE NOT TO EXCEED 4% WITH 2% CROSS SLOPE.
- 30'X48" CLEAR AND LEVEL AREA, SLOPE NOT TO EXCEED 2% AT ANY DIRECTION
- INSTALL TRUNCATED DOMES PER CBC 2010 PER ATTACHED DETAIL (SHEET SD1).

AHMAD GHADERI
 207 WEST ALAMEDA AVE.
 BURBANK, CA 91502
 TEL: 818.842.3644

BLACK GOLD CORP.
 11347 E. WASHINGTON BLVD.
 WHITTIER, CA 90606
 562-699-0552
 CELL: 213-793-2145
 CONTACT PERSON:
 NADER SAHIIH

APPROVALS	
AREA ENGINEERING MANAGER	DATE
DISTRICT MANAGER	DATE
AREA DISTRIBUTION MANAGER	DATE
M.C.I./DISTRICT ENGINEER	DATE

CONTRACTOR TO CONTACT
 UNDERGROUND SERVICE ALERT
 1-800-422-4133
 CALL USA/SC
 FOR UNDERGROUND LOCATIONS
 2 WORKING DAYS BEFORE YOU DIG

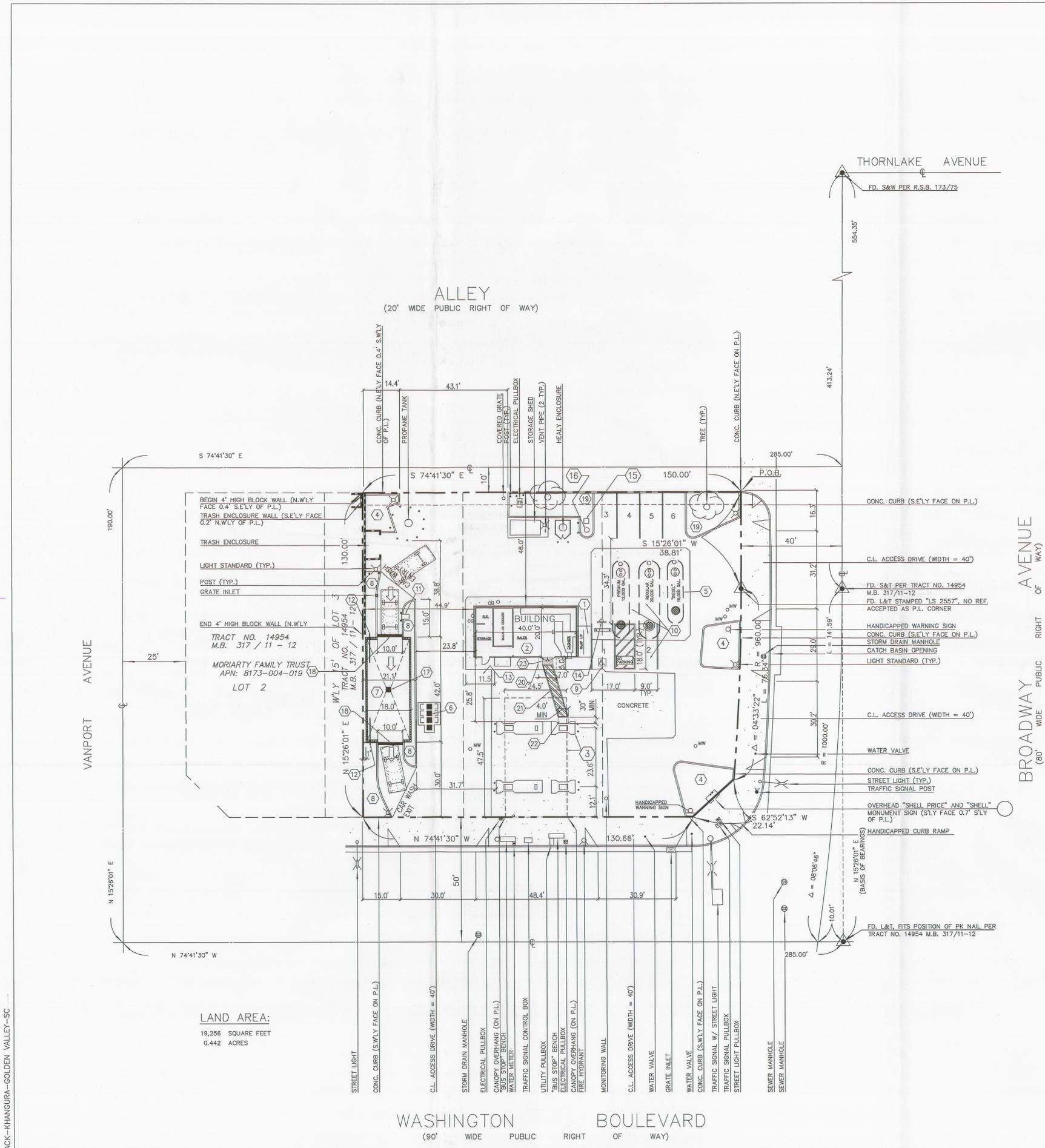
PLANS PREPARED BY:
A & S ENGINEERING
 PLANNING ENGINEERING CONSTRUCTION MANAGEMENT
 207 W. ALAMEDA AVE. STE.203, BURBANK, CA. 91502
 PHONE: 818-842-3644 FAX: 818-842-3760

REVISIONS			
NO.	DATE	BY	COMMENTS



PROPOSED SITE PLAN
 11347 E. WASHINGTON BLVD & BROADWAY AVE
 WHITTIER, CALIFORNIA 90606

SCALE: 1" = 20'-0"	DRAWING # PS1-CW
DATE: 12-10-09	WIC # 204-8454-0305
DWN. BY: HOSS-FARZAD	SHEET OF
CHKD. BY:	



LAND AREA:
 19,256 SQUARE FEET
 0.442 ACRES