

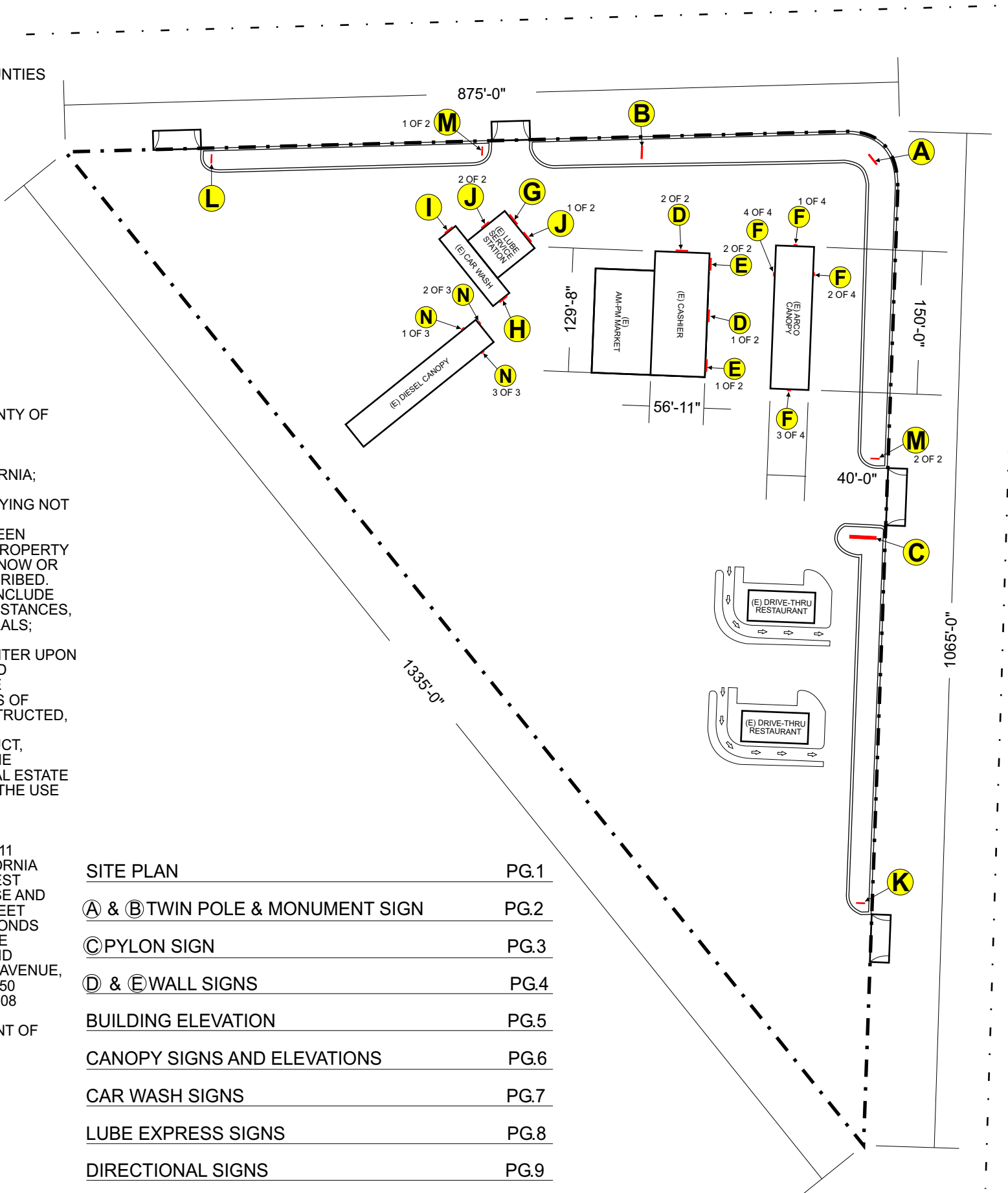
OWNER'S INFORMATION:
 PINNACLE REAL ESTATE HOLDINGS, INC.
 RIVERSIDE COUNTY TRAVEL ZONE LLC
 236 SOUTH CRAIG DR.
 ORANGE, CA 92869
 CONTACT: ALI MEZAREI
 PHONE: (714)715-1685

THOMAS GUIDE 1996 EDITION:
 SAN BERNARDINO/RIVERSIDE COUNTIES
 PG.777 COORDINATES D-2

ASSESSOR'S PARCEL NUMBER:
 317-110-035-7
 317-110-034-6

TOTAL LOT AREA:
 10.84 ACRES

CAJALCO EXPRESSWAY



HARVILLE AVE

LEGAL DESCRIPTION

THE LAND SHOWN HEREON IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 37 AS SHOWN BY PARCEL MAP NO.24110, ON FILE IN BOOK 165 PAGES 11 THROUGH 18 INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THE ENTIRE MINERAL ESTATE IN THE PROPERTY DESCRIBED LYING NOT LESS, THAN 500 FEET BENEATH THE NATURAL SURFACE. FOR PURPOSES OF THIS RESERVATION THE MINERAL ESTATE SHALL INCLUDE ALL SUBSTANCES WHICH HAVE BEEN DISCOVERED OR WHICH MAY IN THE FUTURE BE DISCOVERED UPON OR UNDER THE PROPERTY DESCRIBED, WHICH ARE NOW OR MAY IN THE FUTURE BE VALUABLE, AND WHICH ARE NOW OR MAY BE IN THE FUTURE ENJOYED THROUGH EXTRACTION FROM THE PROPERTY DESCRIBED. WITHOUT LIMITING THE GENERALITY OF THE FORGOING, THE MINERAL ESTATE SHALL INCLUDE ALL FORMS OF GEOTHERMAL ENERGY, ALL COAL, ALL GASES, ALL HYDROCARBON SUBSTANCES, ALL FISSIONABLE MATERIALS, ALL METALLIC MINERALS, AND ALL NON-METALLIC MINERALS;

NOTWITHSTANDING OWNERSHIP OF THE MINERAL ESTATE, WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OF THE PROPERTY DESCRIBED FOR THE PURPOSE OF EXTRACTING AND CONSTITUENTS OF THE MINERAL ESTATE. RESERVING THE RIGHT, (1) TO EXTRACT THE CONSTITUENTS OF THE MINERAL ESTATE FROM THE PROPERTY DESCRIBED BY MEANS OF WELLS, SHAFTS, TUNNELS, OR OTHER SUBSURFACE ACCESSSES WHICH MAY BE CONSTRUCTED, DRILLED, OR DUG ON OR FROM OTHER LAND AND WHICH MAY PENETRATE INTO THE PROPERTY DESCRIBED BELOW A DEPTH OF 500 FEET; AND (2) TO EXCAVATE, CONSTRUCT, MAINTAIN, AND OPERATE SUBSURFACE FACILITIES BELOW A DEPTH OF 500 FEET OF THE PROPERTY DESCRIBED FOR THE EXTRACTION OF THE CONSTITUENTS OF THE MINERAL ESTATE SO LONG AS THE SUBSURFACE FACILITIES DO NOT UNREASONABLY INTERFERE WITH THE USE AND ENJOYMENT OF THE SURFACE ESTATE IN THE PROPERTY DESCRIBED.

THAT PORTION OF PARCEL 36 OF PARCEL MAP NO.24110 ON FILE IN BOOK 165 PAGE(S) 11 THROUGH 18, INCLUSIVE, OR PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MEDIAN; THENCE NORTHERLY ALONG THE CENTERLINE OF SAID SECTION 12, 661.82 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, 875.04 FEET; THENCE NORTH 36 DEGREES 45 MINUTES EAST, 591.86 FEET TO THE SOUTHERLY LINE OF HARVILL AVENUE, SAID LINE IS ALSO THE NORTHERLY LINE OF SAID PARCEL 36; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID HARVILL AVENUE, 584.32 FEET TO A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 850 DEGREES; THENCE SOUTHEAST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08 DEGREES 12 MINUTES AND A DISTANCE OF 71.73 FEET TO THE CENTER LINE OF SAID SECTION 12; THENCE SOUTH ALONG SAID CENTER LINE, 82.91 FEET TO THE TRUE POINT OF BEGINNING.

SITE PLAN	PG.1
Ⓐ & Ⓑ TWIN POLE & MONUMENT SIGN	PG.2
Ⓒ PYLON SIGN	PG.3
Ⓓ & Ⓔ WALL SIGNS	PG.4
BUILDING ELEVATION	PG.5
CANOPY SIGNS AND ELEVATIONS	PG.6
CAR WASH SIGNS	PG.7
LUBE EXPRESS SIGNS	PG.8
DIRECTIONAL SIGNS	PG.9

SITE PLAN

1410 N. DALY STREET
 ANAHEIM,
Donco & Sons, Inc.
 (714) 254-0099
 ST. LIC. # 435616
 C-10, 45, 61

PROJECT ADDRESS:
 NEW ARCO STATION
 23261 CAJALCO EXWY
 PERRIS, CA 92571

DATE:	3-29-07
REVISION	
1	5-14-07
2	9-26-07
3	10-8-07
4	

SCALE:
 1/128" = 1'

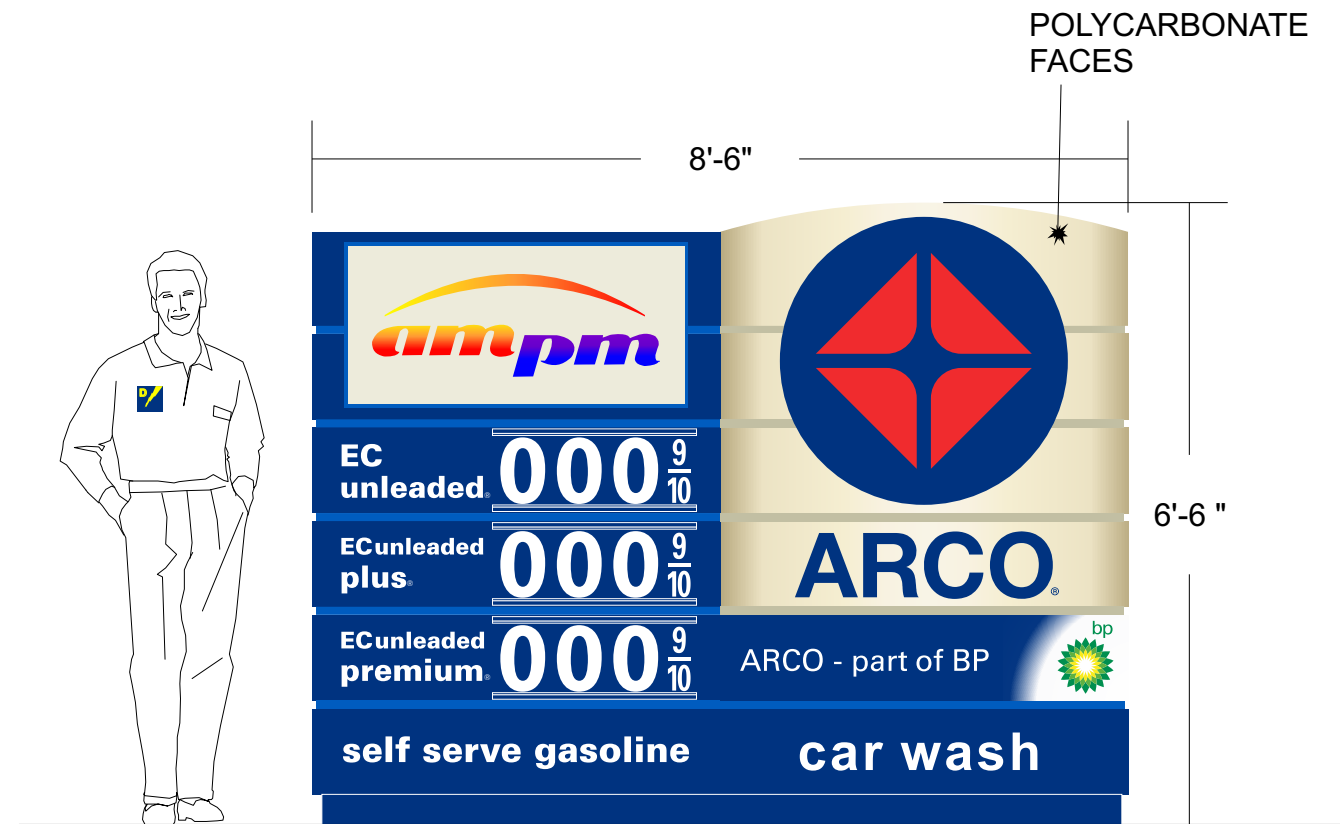
SHEET NUMBER
 1 OF 9

DRAWN
 A.S.

PROPOSED SIGN ELEVATIONS



A ARCO NEW VISION TWIN POLE SIGN 125 SQ.FT.
 QTY: ONE (1) SCALE: 1/4" = 1'
 FRONT VIEW
 DOUBLE FACE
 INTERNALLY ILLUMINATED



B ARCO NEW VISION MONUMENT SIGN 55 SQ.FT.
 QTY: ONE (1) SCALE: 1/2" = 1'
 FRONT VIEW
 DOUBLE FACE
 INTERNALLY ILLUMINATED

SIGN PLAN

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SCALE:
 NTS

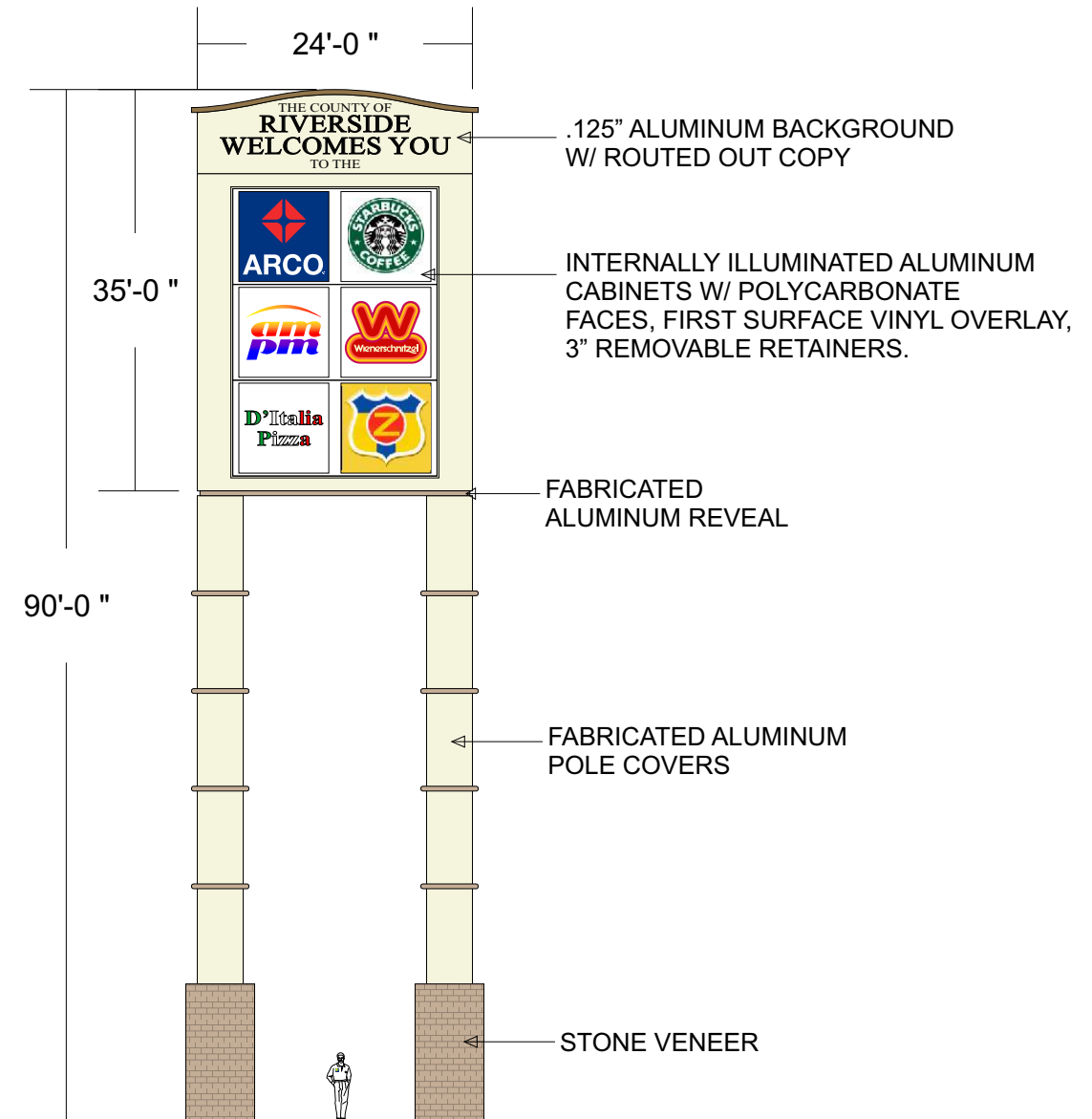
SHEET NUMBER
 2 OF 9

DRAWN
 A.S.

PROPOSED SIGN ELEVATIONS



C MULTI-TENANT FREEWAY TWIN POLE SIGN (TOP SECTION)



C MULTI-TENANT FREEWAY TWIN POLE SIGN 840 SQ.FT.
 QTY: ONE (1) SCALE: 1/16" = 1'
 FRONT VIEW
 DOUBLE FACE
 INTERNALLY ILLUMINATED

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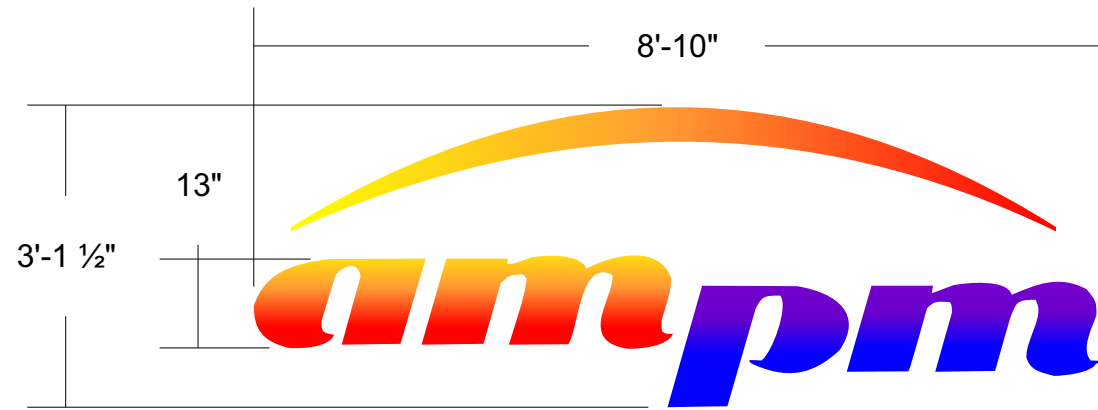
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4	

SCALE:
 NTS
 SHEET NUMBER
 3 OF 9
 DRAWN
 A.S.

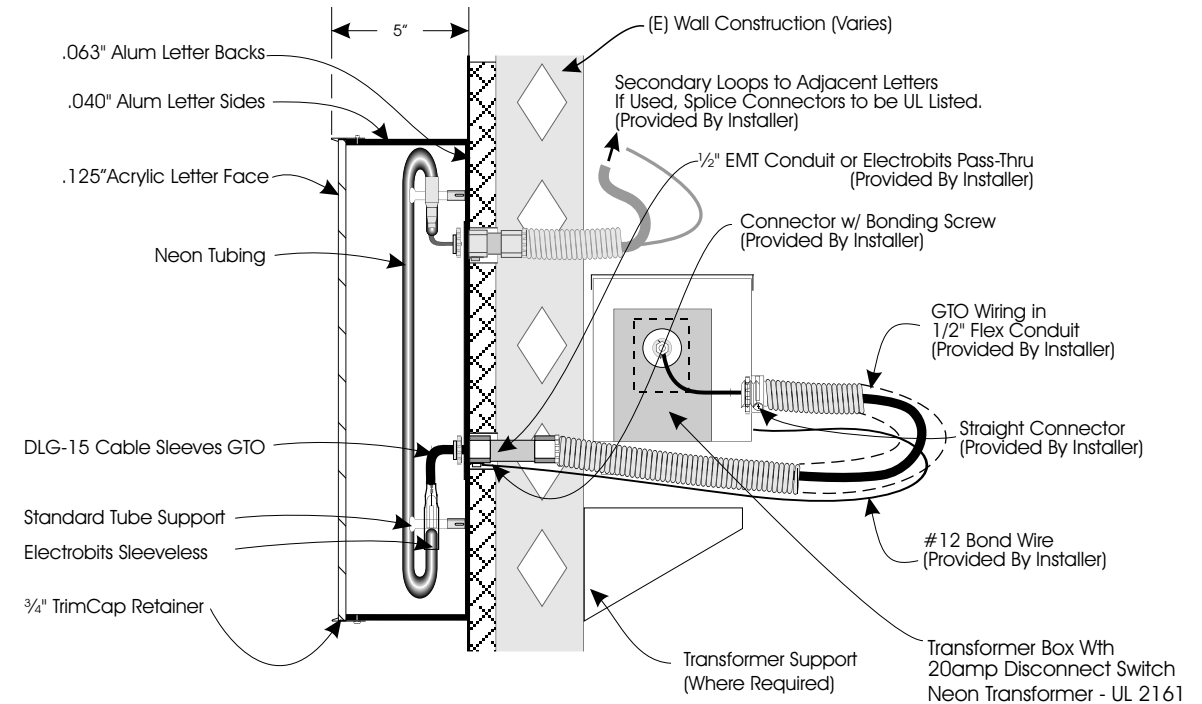
SIGN PLAN

PROPOSED WALL SIGNS



D NEW LOOK EYE BROW WALL SIGN 17 SQ FT
 FRONT VIEW QTY: TWO (2)

AM PM CHANNEL LETTERS
 INTERNALLY ILLUMINATED



TYPICAL SECTION DETAIL
 CHANNEL LETTERS W/ REMOTE TRANSFORMER NOT TO SCALE



E 3'-0" X 8'-0" ADVERTISEMENT SIGN 46.5 SQ FT
 FRONT VIEW (ILLUMINATED) QTY: TWO (2)
 W/ THREE (3) NON ILLUMINATED
 POINT OF PURCHASE (P.O.P.) SIGNS

ALL SIGNS UL LISTED WITH EXTERNAL
 DISCONNECT SWITCH.
 ALL SIGNS TO CONNECT TO EXISTING
 ELECTRICAL CIRCUIT.

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SCALE:
 1/2" = 1'

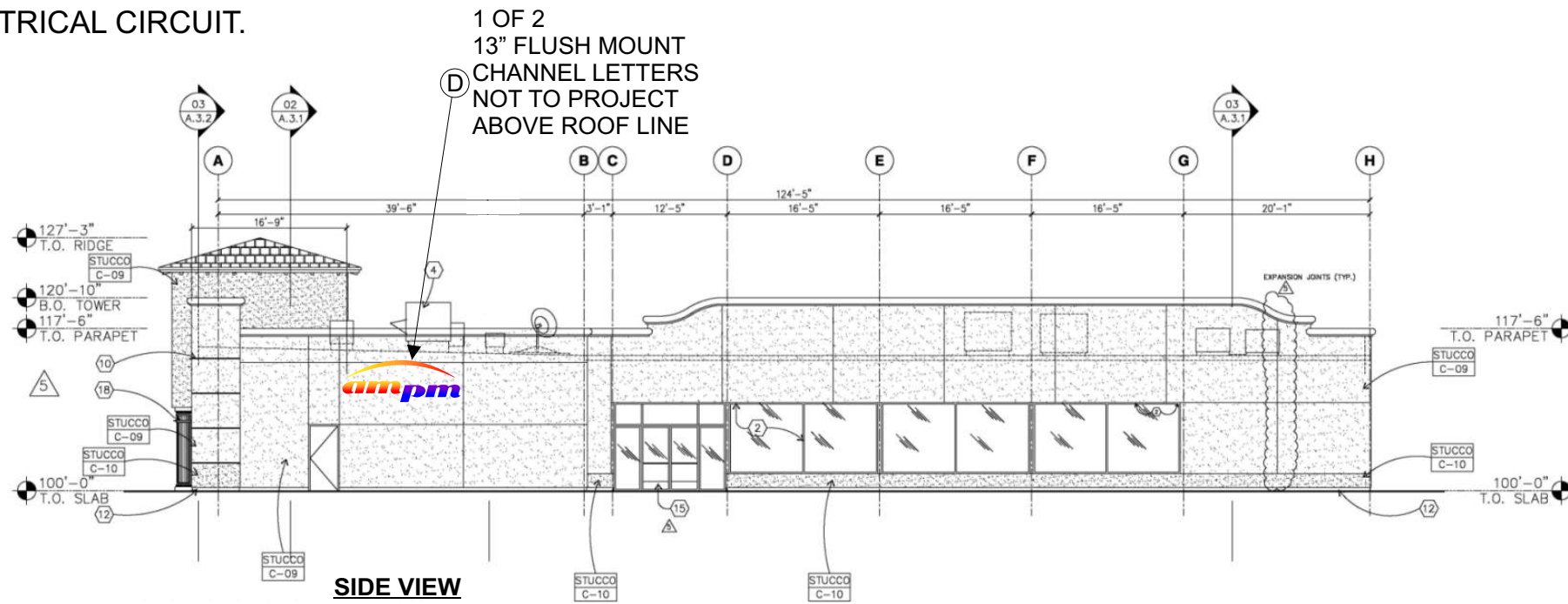
SHEET NUMBER
 4 OF 9

DRAWN
 A.S.

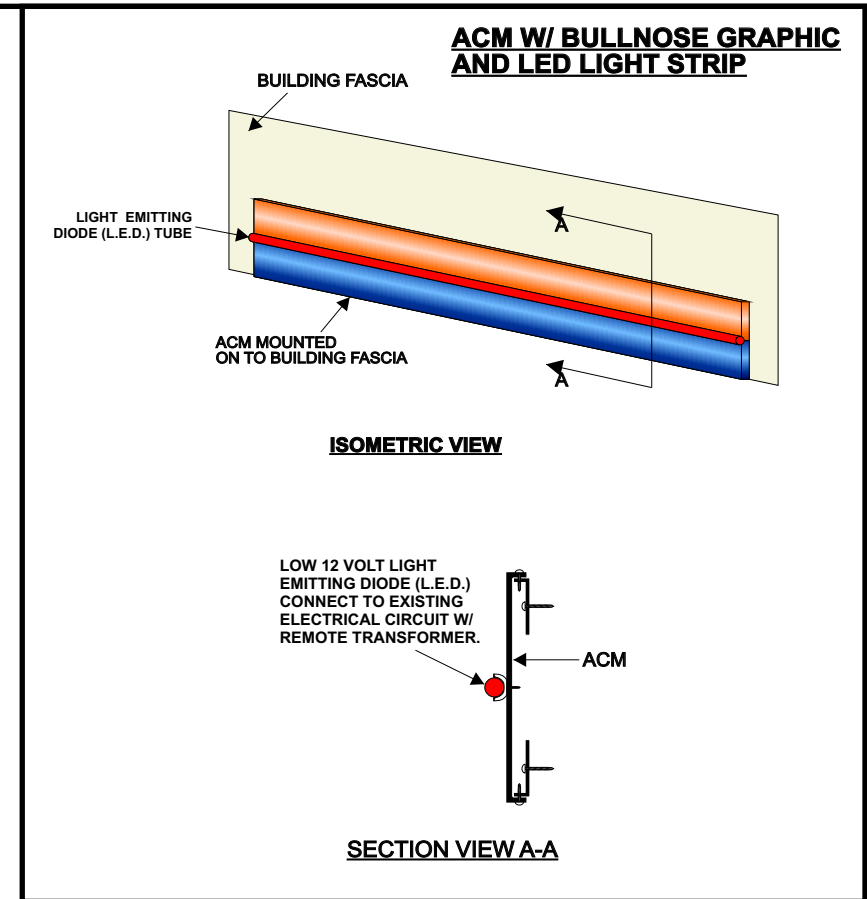
SIGN PLAN

PROPOSED ELEVATION

ALL SIGNS UL LISTED WITH EXTERNAL DISCONNECT SWITCH.
ALL SIGNS TO CONNECT TO EXISTING ELECTRICAL CIRCUIT.

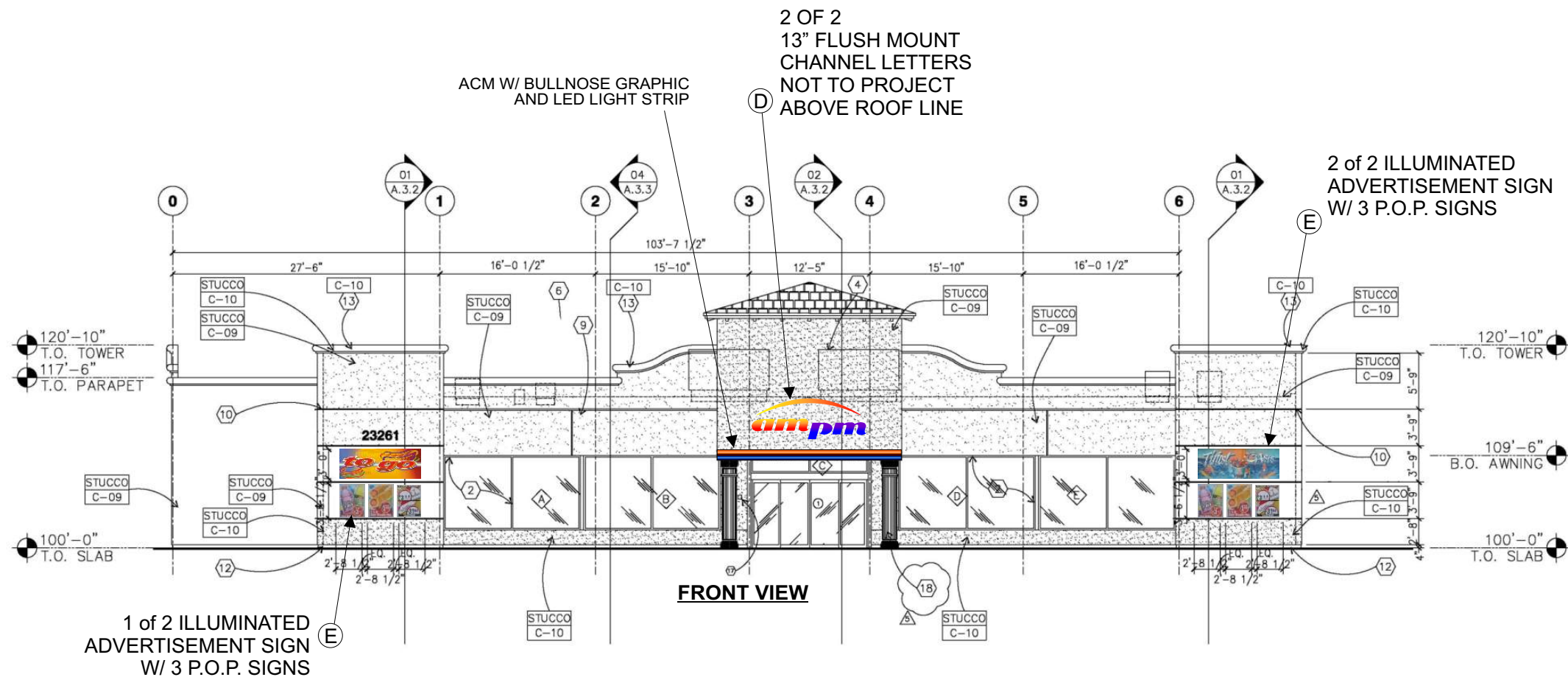


SIDE VIEW



ISOMETRIC VIEW

SECTION VIEW A-A



FRONT VIEW

1 of 2 ILLUMINATED ADVERTISEMENT SIGN W/ 3 P.O.P. SIGNS

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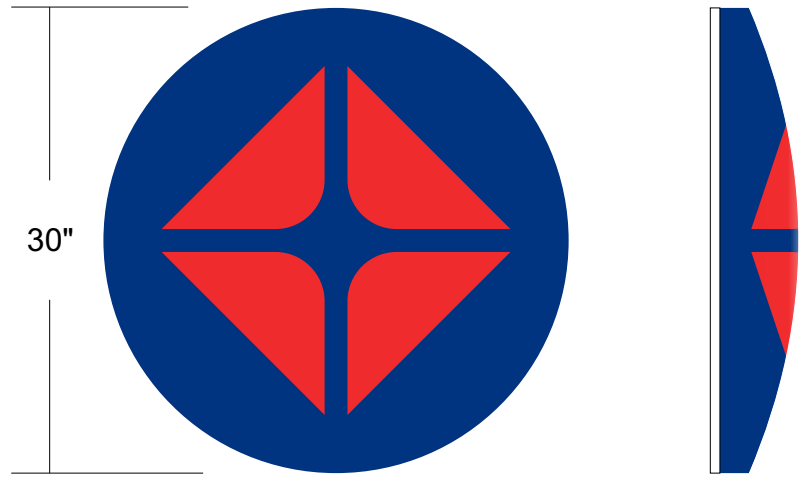
SIGN PLAN

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**NEW ARCO STATION
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PERRIS, CA 92571**

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SCALE:
NTS
SHEET NUMBER
5 OF 9
DRAWN
A.S.

PROPOSED CANOPY SIGNS



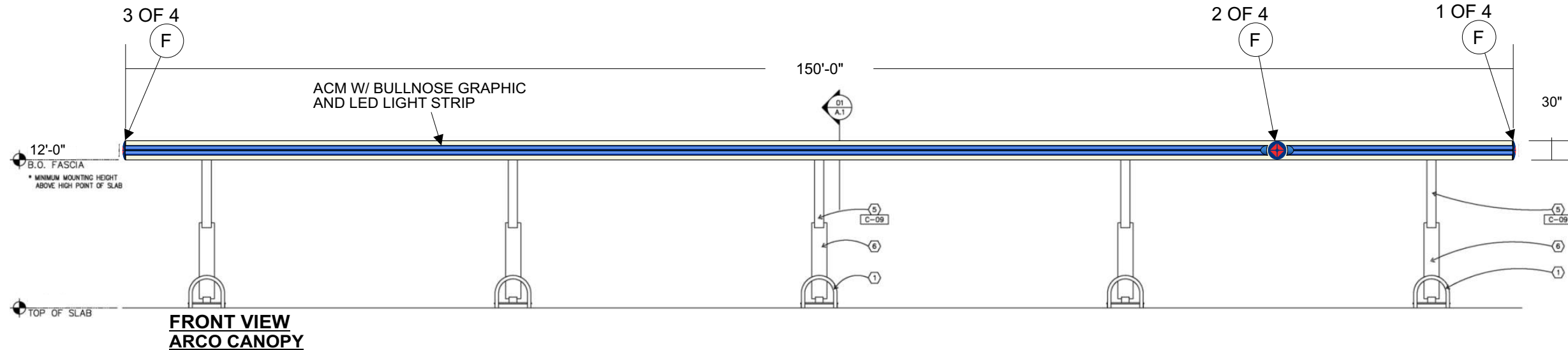
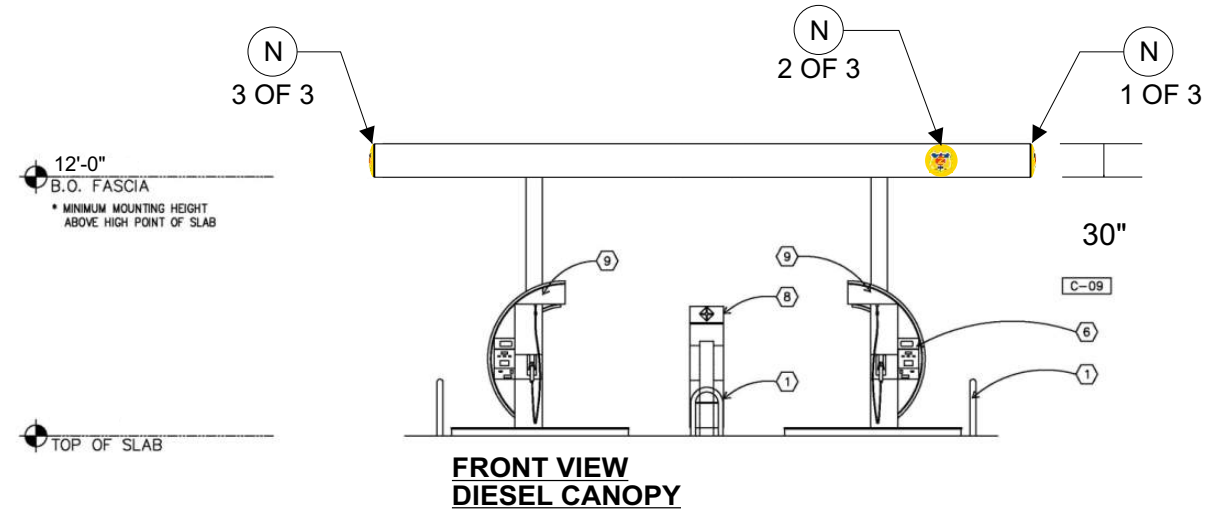
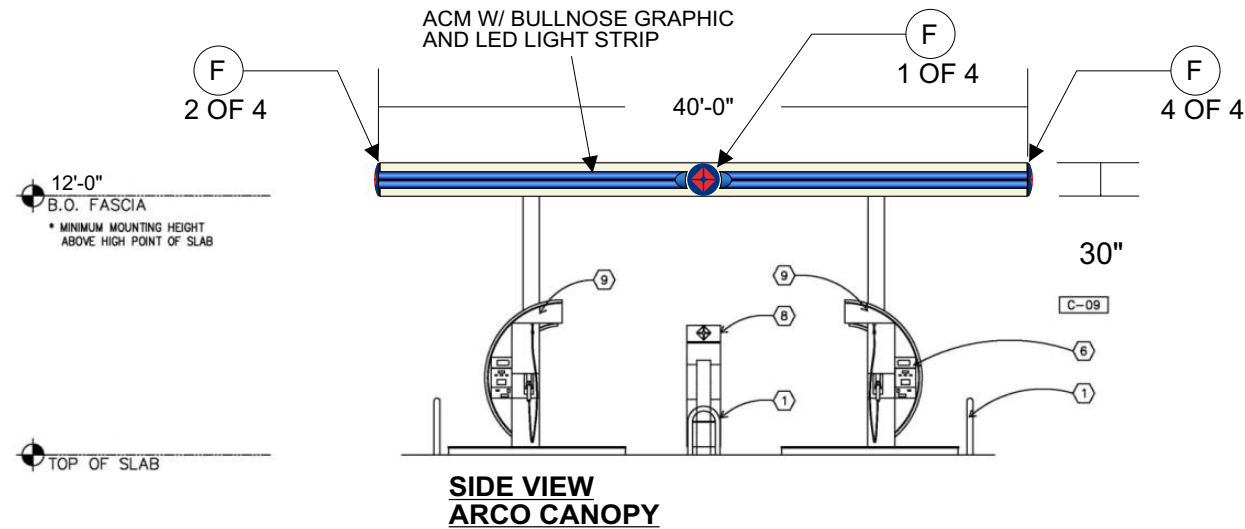
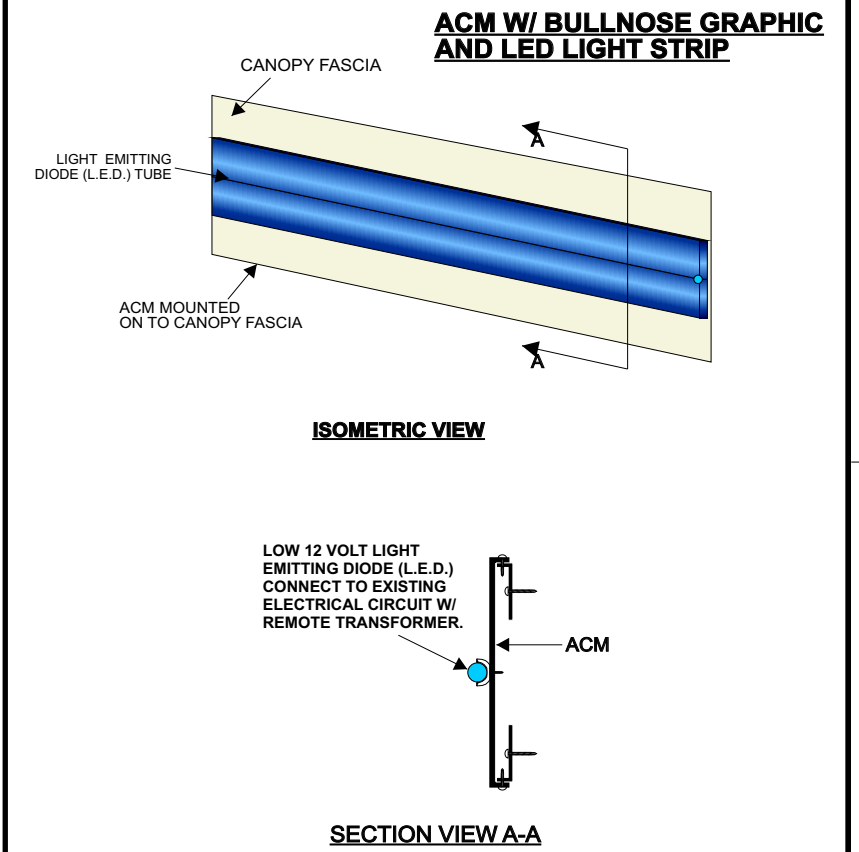
F 30" CANOPY BUTTON SIGN
FRONT VIEW
INTERNALLY-ILLUMINATED

5 SQ FT
QTY: FOUR (4)



N 30" TRAVELZONE CANOPY SIGNS
FRONT VIEW
INTERNALLY-ILLUMINATED

5 SQ FT
QTY: THREE (3)



SIGN PLAN

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PERRIS, CA 92571

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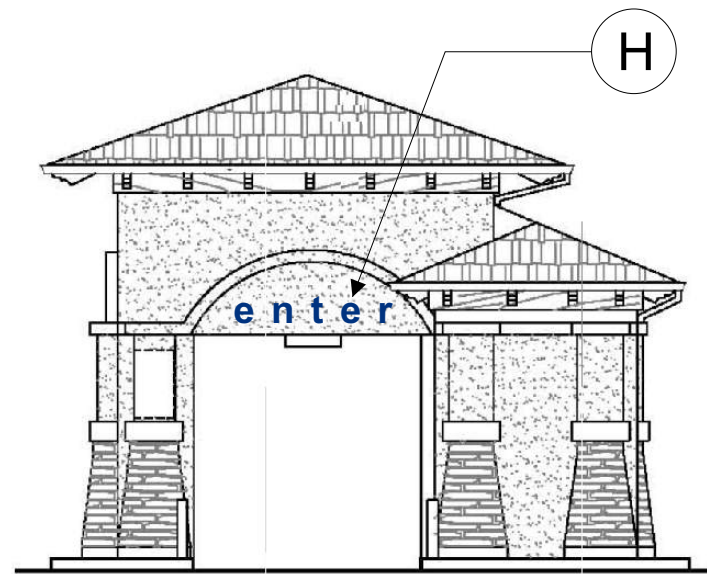
REVISION	DATE
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2	9-26-07
3	10-8-07
4	

SCALE:
NTS

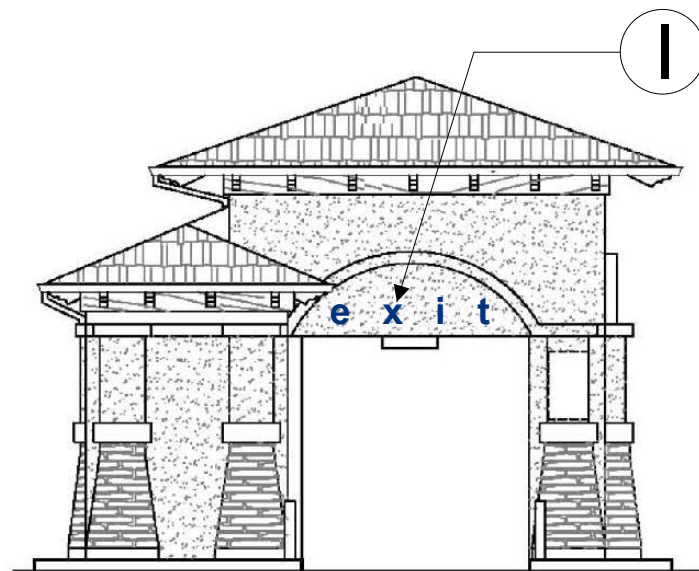
SHEET NUMBER
6 OF 9

DRAWN
A.S.

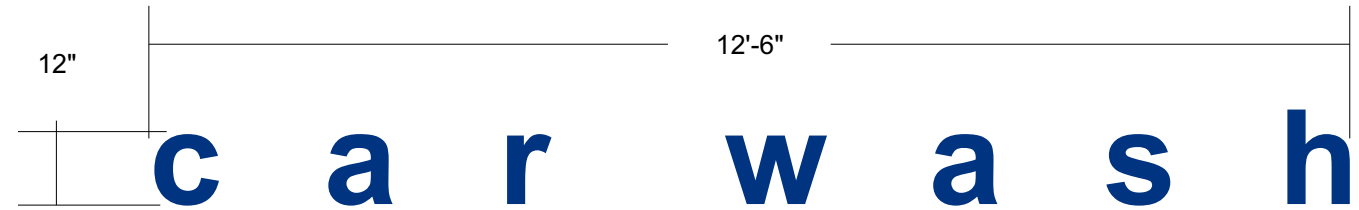
PROPOSED ELEVATIONS



SIDE VIEW



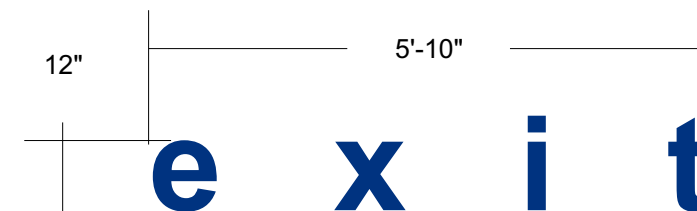
SIDE VIEW



G CAR WASH VINYL
NON ILLUMINATED
FRONT VIEW
SCALE: 1/2" = 1'
12.5 SQ FT
QTY: ONE (1)



H CAR WASH ENTER VINYL
NON ILLUMINATED
FRONT VIEW
SCALE: 1/2" = 1'
6 SQ FT
QTY: ONE (1)



I CAR WASH EXIT VINYL
NON ILLUMINATED
FRONT VIEW
SCALE: 1/2" = 1'
6 SQ FT
QTY: ONE (1)

SIGN PLAN

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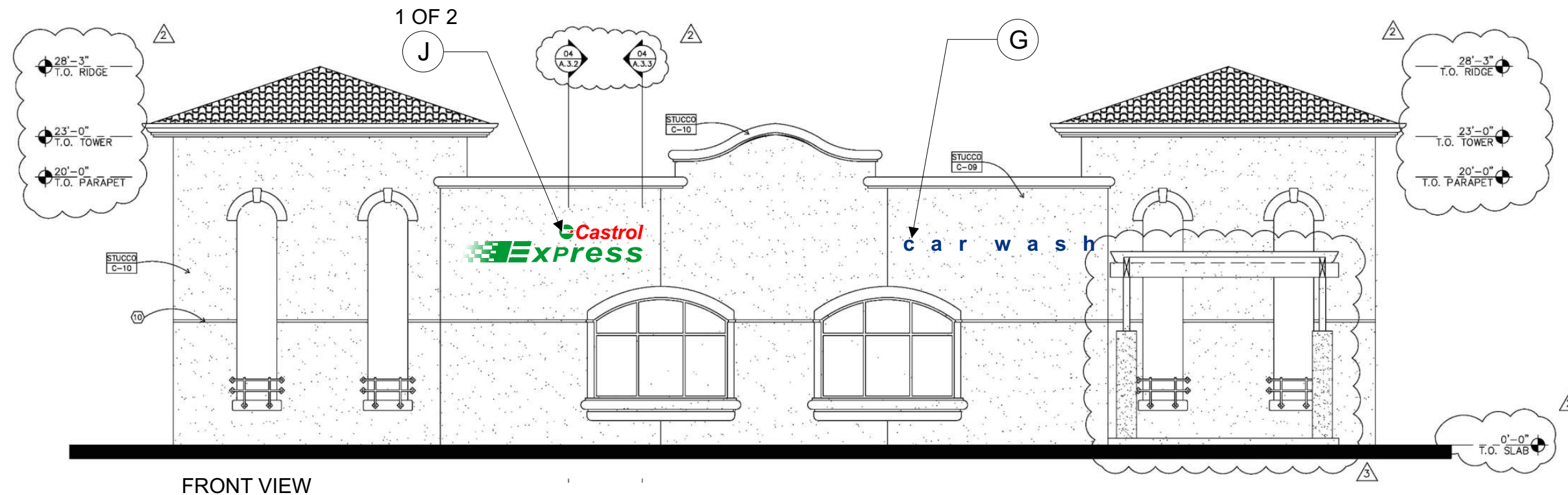
SCALE:
NTS
SHEET NUMBER
7 OF 9
DRAWN
A.S.

PROPOSED SIGN ELEVATIONS



J CASTROL EXPRESS SIGN
 INTERNALLY ILLUMINATED
 FRONT VIEW
 SCALE: 1/2" = 1'

44 SQ FT
 QTY: TWO (2)



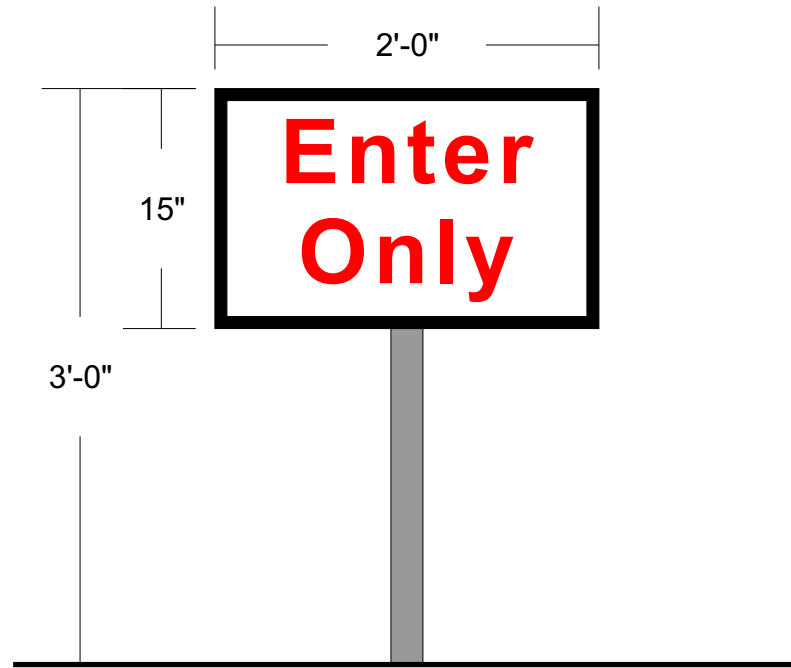
FRONT VIEW

SIGN PLAN
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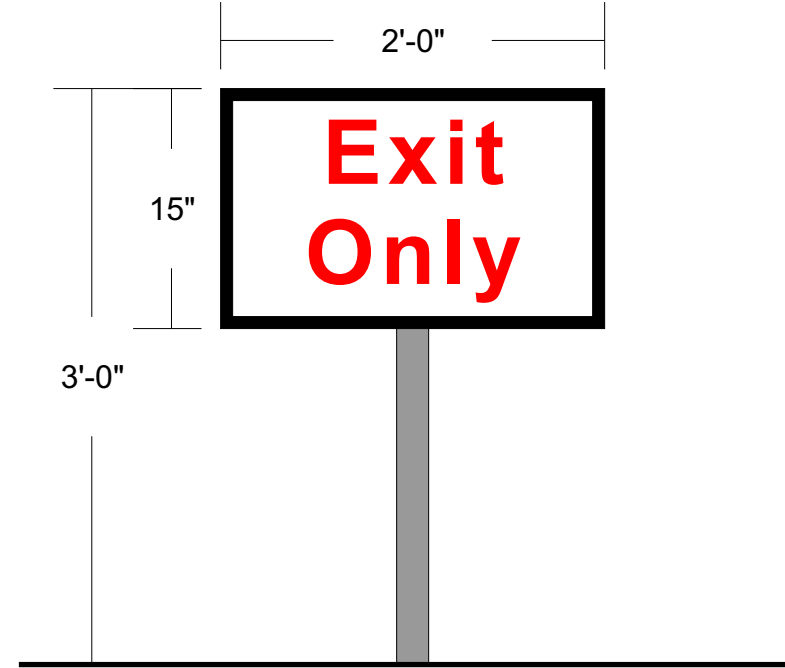
DATE: 3-29-07
REVISION
1 5-14-07
2 9-26-07
3 10-8-07
4
SCALE: NTS
SHEET NUMBER 8 OF 9
DRAWN A.S.

PROPOSED DIRECTIONAL SIGNS



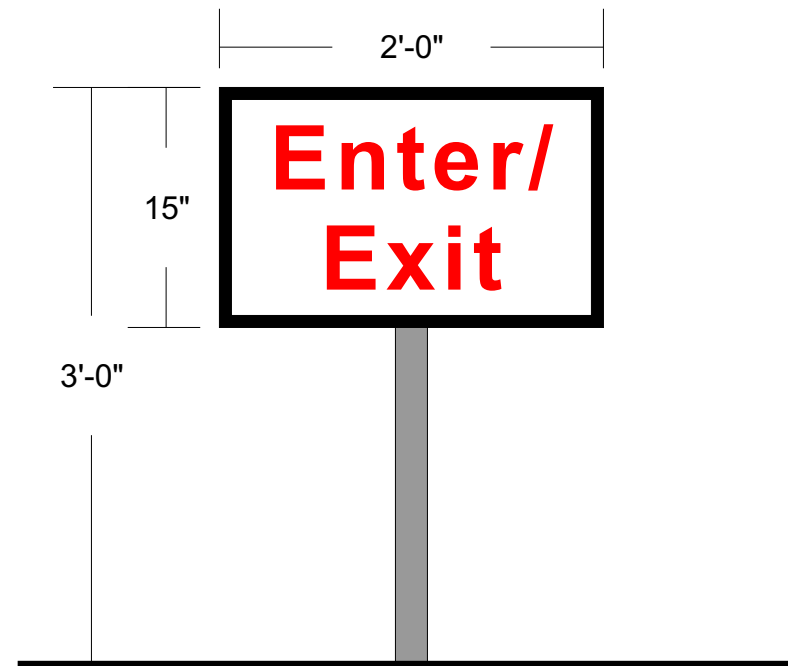
K ENTER ONLY SIGN
INTERNALLY ILLUMINATED
FRONT VIEW

2.5 SQ FT
QTY: ONE (1)



L EXIT ONLY SIGN
INTERNALLY ILLUMINATED
FRONT VIEW

2.5 SQ FT
QTY: ONE (1)



M ENTER/EXIT SIGNS
INTERNALLY ILLUMINATED
FRONT VIEW

2.5 SQ FT
QTY: TWO (2)

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4	

SCALE:
1" = 1'

SHEET NUMBER
9 OF 9

DRAWN
A.S.