

LS-1

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #09209066-920-CMM-CM8, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED FEBRUARY 15, 2019. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

- 3

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES
RECORDING DATE: SEPTEMBER 21, 1917
RECORDING NO: BOOK 470, PAGE 014 OF DEEDS
AFFECTS: A PORTION OF SAID LAND
(AS SHOWN ON SURVEY)
- 4

THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT,
RECORDING DATE: DECEMBER 4, 1967
RECORDING NO: AS INSTRUMENT NO. 105961 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
(DOES NOT AFFECT)
- 5

COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: DECEMBER 19, 1988
RECORDING NO: AS INSTRUMENT NO. 123597 OF OFFICIAL RECORDS
SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.
MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDING DATE: MAY 22, 1969
RECORDING NO: AS INSTRUMENT NO. 50335 OF OFFICIAL RECORDS
MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDING DATE: MAY 22, 1969
RECORDING NO: AS INSTRUMENT NO. 50336 OF OFFICIAL RECORDS
(BLANKET IN NATURE)
- 6

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: SEWAGE PIPELINES
RECORDING DATE: MAY 8, 1970
RECORDING NO: AS INSTRUMENT NO. 43416 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
(NOT PLOTTED, DOES NOT AFFECT)
- 7

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AGENCY AGREEMENT
DATED: MARCH 29, 1979
EXECUTED BY: KACOR REALTY, INC. AND RANCHO CALIFORNIA WATER DISTRICT
RECORDING DATE: MAY 7, 1979
RECORDING NO: AS INSTRUMENT NO. 92330 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
WHEREIN IT IS AGREED THAT SAID DISTRICT IS DESIGNATED AS EXCLUSIVE AGENT FOR THE EXTRACTION, DIVERSION, STORAGE, BLENDING AND DISTRIBUTION OF ALL LOCAL WATER
(NOT PLOTTABLE)
- 8

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: DECLARATION OF DEDICATION
DATED: OCTOBER 13, 1986
EXECUTED BY: KACOR REALTY, INC., A CALIFORNIA CORPORATION
RECORDING DATE: NOVEMBER 10, 1986
RECORDING NO: AS INSTRUMENT NO. 284194 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(AS SHOWN ON SURVEY)
- 9

RECITALS AS SHOWN ON THAT CERTAIN MAP/PLAT WHICH AMONG OTHER THINGS RECITES THE EFFECT OF A RECITAL ON SAID MAP GIVING NOTICE OF ELECTION BY LAND DIVIDER TO DEFER PAYMENT OF DRAINAGE FEES, AND THAT SAID FEES ARE REQUIRED TO BE PAID AT THE TIME OF ISSUANCE OF EITHER A GRADING OR A BUILDING PERMIT, AND THAT SAID FEES MUST BE PAID AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT..
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(BLANKET IN NATURE)
- 10

RECITALS AS SHOWN ON THAT CERTAIN MAP/PLAT WHICH AMONG OTHER THINGS RECITES THE EFFECT OF A RECITAL ON SAID MAP STATING THAT THIS PROPERTY IS LOCATED IN THE MURRIETA CREEK/TEMECULA VALLEY AREA DRAINAGE PLAN AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA..
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(BLANKET IN NATURE)

SCHEDULE "B" NOTE CONT.

- 11

THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN)
AS DISCLOSED BY A DOCUMENT.
REDEVELOPMENT AGENCY: THE COUNTY OF RIVERSIDE REDEVELOPMENT PROJECT AREA
RECORDING DATE: AUGUST 2, 1988
RECORDING NO: AS INSTRUMENT NO. 216590 OF OFFICIAL RECORDS
(BLANKET IN NATURE)
- 12

RECITALS AS SHOWN ON THAT CERTAIN MAP/PLAT WHICH AMONG OTHER THINGS RECITES THE EFFECT OF A RECITAL ON SAID MAP STIPULATING THAT AS A CONDITION OF DEDICATION OF LOT "A" THE OWNERS OF PARCELS 1 THROUGH 9, 15 AND 16, INCLUSIVE, ABUTTING YNEZ ROAD WILL HAVE NO RIGHTS OF ACCESS WHATEVER AS SUCH EXCEPT THE GENERAL EASEMENT OF TRAVEL, ALSO EXCITING TWO ADJACENT TWENTY FOOT OPENINGS, ONE EACH, FOR PARCELS TWO AND THREE, FIVE AND SIX, AND NINE AND FIFTEEN, AS SHOWN ON SAID MAP, ALSO EXCEPTING ONE FORTY FOOT ACCESS OPENING IN PARCELS ONE, TWO AND SIXTEEN, AS SHOWN ON SAID MAP..
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
AFFECTS: PARCELS A AND B
(UNDERLYING DOCUMENT NOT PROVIDED, NOT PLOTTABLE)
- 13

RECITALS AS SHOWN ON THAT CERTAIN MAP/PLAT WHICH AMONG OTHER THINGS RECITES THE EFFECT OF THE FOLLOWING: A RECITAL ON SAID MAP GIVING NOTICE OF ELECTION BY LAND DIVIDER TO DEFER PAYMENT OF DRAINAGE FEES, AND THAT SAID FEES ARE REQUIRED TO BE PAID AT THE TIME OF ISSUANCE OF EITHER A GRADING OR A BUILDING PERMIT, AND THAT SAID FEES MUST BE PAID AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT..
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS
(UNDERLYING DOCUMENT NOT PROVIDED, NOT PLOTTABLE)
- 14

RECITALS AS SHOWN ON THAT CERTAIN MAP/PLAT WHICH AMONG OTHER THINGS RECITES THE EFFECT OF A RECITAL ON SAID MAP STIPULATING THAT THE AREAS DESIGNATED AS DRAINAGE EASEMENTS MUST BE KEPT FREE OF ALL DWELLING UNITS, OBSTRUCTIONS AND ENCROACHMENTS BY LANDFILL.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(UNDERLYING DOCUMENT NOT PROVIDED, NOT PLOTTABLE)
- 15

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT;
PURPOSE: DRAINAGE
AFFECTS: PARCELS W AND Y
(UNDERLYING DOCUMENT NOT PROVIDED, NOT PLOTTABLE)
- 16

THE EFFECT OF AN ENVIRONMENTAL CONSTRAINT NOTE AFFECTING SAID MAP ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 19, PAGE 3.
(UNDERLYING DOCUMENT NOT PROVIDED, NOT PLOTTABLE)
- 17

COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: DECEMBER 21, 1990
RECORDING NO: AS INSTRUMENT NO. 462385 OF OFFICIAL RECORDS
(BLANKET IN NATURE)
- 18

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT AND COVENANT AGREEMENT
DATED: MAY 18, 1994
EXECUTED BY: KRDC, INC. AND THE TRUSTEES OF THE ERIC AND GISELA GOSCH TRUST OF 1990 AND THE MARC AND MARIE GOSCH TRUST OF 1989
RECORDING DATE: MAY 19, 1994
RECORDING NO: AS INSTRUMENT NO. 206637 OF OFFICIAL RECORDS
(PLOTTED AS PARENT PARCEL)
- 19

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT SUPPLEMENTARY BOND BY COMMUNITY FACILITIES DISTRICT 88-12
DATED: JULY 12, 1996
EXECUTED BY: NORTH PLAZA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND LGA-7, INC., AN ILLINOIS CORPORATION
RECORDING DATE: JULY 18, 1996
RECORDING NO: AS INSTRUMENT NO. 268595 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(PLOTTED AS PARENT PARCEL)

SCHEDULE "B" NOTE CONT.

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MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT AGREEMENT
DATED: JANUARY 20, 2000
EXECUTED BY: NORTH PLAZA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND MEG INVESTMENTS, A CALIFORNIA GENERAL PARTNERSHIP
RECORDING DATE: JANUARY 27, 2000
RECORDING NO: AS INSTRUMENT NO. 2000-030534 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(AS SHOWN ON SURVEY)
- 21

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: LANDSCAPE
RECORDING DATE: JULY 18, 2002
RECORDING NO: AS INSTRUMENT NO. 02-394467 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.
(AS SHOWN ON SURVEY)
- 22

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: UTILITY AND LIGHTING
RECORDING DATE: JULY 18, 2002
RECORDING NO: AS INSTRUMENT NO. 02-394468 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.
(AS SHOWN ON SURVEY)
- 23

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: DEVELOPMENT AGREEMENT AUTO MALL PROPERTIES
DATED: DECEMBER 16, 2003
EXECUTED BY: NORTH PLAZA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND THE CITY OF TEMECULA
RECORDING DATE: JANUARY 22, 2004
RECORDING NO: AS INSTRUMENT NO. 04-046942 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
ASSIGNMENT OF DEVELOPMENT AGREEMENT BETWEEN NORTH PLAZA, LLC AND CITY OF TEMECULA (AUTO MALL PROPERTIES) FROM NORTH PLAZA, LLC TO DCH INVESTMENTS, (CALIFORNIA) INC.
RECORDING DATE: MARCH 2, 2005
RECORDING NO.: AS INSTRUMENT NO. 2005-0168881 OF OFFICIAL RECORDS
ASSIGNMENT OF DEVELOPMENT AGREEMENT BETWEEN NORTH PLAZA, LLC AND CITY OF TEMECULA (AUTO MALL PROPERTIES) FROM DCH TO MEG
RECORDING DATE: MARCH 2, 2005
RECORDING NO.: AS INSTRUMENT NO. 2005-0168882 OF OFFICIAL RECORDS.
AFFECTS: LOTS A AND B
ASSIGNMENT OF DEVELOPMENT AGREEMENT BETWEEN NORTH PLAZA, LLC AND CITY OF TEMECULA (AUTO MALL PROPERTIES) FROM DCH TO DIEGO
RECORDING DATE: MARCH 2, 2005
RECORDING NO: AS INSTRUMENT NO. 2005-0168883 OF OFFICIAL RECORDS
AFFECTS: LOTS C
ASSIGNMENT OF DEVELOPMENT AGREEMENT BETWEEN NORTH PLAZA, LLC AND CITY OF TEMECULA (AUTO MALL PROPERTIES) FROM DCH TO DAVIDSON
RECORDING DATE: MARCH 2, 2005
RECORDING NO.: AS INSTRUMENT NO. 2005-168884. OF OFFICIAL RECORDS
AFFECTS: LOTS E
ASSIGNMENT OF DEVELOPMENT AGREEMENT BETWEEN NORTH PLAZA, LLC AND CITY OF TEMECULA (AUTO MALL PROPERTIES) FROM DCH TO JHCH
RECORDING DATE: MARCH 2, 2005
RECORDING NO: AS INSTRUMENT NO. 2005-0168885. OF OFFICIAL RECORDS
AFFECTS: LOTS F
FIRST OPERATING MEMORANDUM TO THE RECORDED DEVELOPMENT AGREEMENT BETWEEN NORTH PLAZA LLC AND CITY OF TEMECULA DATED FEBRUARY 22,2005 BY DCH INVESTMENTS, INC., (CALIFORNIA), A CALIFORNIA CORPORATION; MEG INVESTMENTS, A CALIFORNIA GENERAL PARTNERSHIP; OREMOR MANAGEMENT & INVESTMENT COMPANY, A CALIFORNIA CORPORATION; DAVIDSON DEVELOPMENT, LLC., A CALIFORNIA LIMITED LIABILITY COMPANY AND JHCH REDLANDS LAND CO., LLC
RECORDING DATE: MARCH 2, 2005
RECORDING NO.: AS INSTRUMENT NO. 005-0168886 OF OFFICIAL RECORDS
AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.
(BLANKET IN NATURE)
- 24

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AGREEMENT REGARDING RESTRICTIONS ON USE OF PROPERTY AND COMMUNITY FACILITIES DISTRICT REIMBURSEMENT DISTRIBUTION
DATED: NOVEMBER 25, 2004
EXECUTED BY: CITY OF TEMECULA, A MUNICIPAL CORPORATION; MEG INVESTMENTS, A CALIFORNIA GENERAL PARTNERSHIP; OREMOR MANAGEMENT & INVESTMENT COMPANY, A CALIFORNIA CORPORATION; DCH INVESTMENTS INC. (CALIFORNIA), A CALIFORNIA CORPORATION; DAVIDSON ENTERPRISES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND JHCH REDLANDS LAND CO., LLC
RECORDING DATE: MARCH 2, 2005
RECORDING NO: AS INSTRUMENT NO. 2005-0168874 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
FIRST AMENDMENT TO AGREEMENT REGARDING RESTRICTIONS ON USE OF PROPERTY AND COMMUNITY FACILITIES DISTRICT REIMBURSEMENT DISTRIBUTION
RECORDING DATE: MARCH 2, 2005
RECORDING NO.: AS INSTRUMENT NO. 2005-0168875 OF OFFICIAL RECORDS
(BLANKET IN NATURE)

SCHEDULE "B" NOTE CONT.

- 25

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: ASSIGNMENTS OF AGREEMENTS AND OTHER RIGHTS AFFECTING REAL PROPERTY
DATED: FEBRUARY 23, 2005
EXECUTED BY: NORTH PLAZA, LLC AND DCH INVESTMENTS (CALIFORNIA) INC.
RECORDING DATE: MARCH 2, 2005
RECORDING NO: AS INSTRUMENT NO. 2005-0168876 OF OFFICIAL RECORDS
REFER ENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
ASSIGNMENT OF AGREEMENTS AND OTHER RIGHTS AFFECTING REAL PROPERTY DATED FEBRUARY 25, 2005 FROM DCH INVESTMENTS, INC. (CALIFORNIA), A CALIFORNIA CORPORATION TO MEG
RECORDING DATE: MARCH 2, 2005
RECORDING NO: AS INSTRUMENT NO. 2005-0168877 OF OFFICIAL RECORDS
AFFECTS: LOTS A AND B
ASSIGNMENT OF AGREEMENTS AND OTHER RIGHTS AFFECTING REAL PROPERTY DATED FEBRUARY 25, 2005 FROM DCH INVESTMENTS, INC. (CALIFORNIA), A CALIFORNIA CORPORATION TO DIEGO
RECORDING DATE: MARCH 2, 2005
RECORDING NO.: AS INSTRUMENT NO. 2005-0168878 OF OFFICIAL RECORDS
AFFECTS: LOT C
ASSIGNMENT OF AGREEMENTS AND OTHER RIGHTS AFFECTING REAL PROPERTY DATED FEBRUARY 25, 2005 FROM DCH INVESTMENTS INC. (CALIFORNIA), A CALIFORNIA CORPORATION TO DAVIDSON
RECORDING DATE: MARCH 2, 2005
RECORDING NO: AS INSTRUMENT NO. 2005-0168879 OF OFFICIAL RECORDS
AFFECTS: LOT E
ASSIGNMENT OF AGREEMENTS AND OTHER RIGHTS AFFECTING REAL PROPERTY DATED FEBRUARY 25, 2005 FROM DCH INVESTMENTS INC. (CALIFORNIA), A CALIFORNIA CORPORATION TO JHCH
RECORDING DATE: MARCH 2, 2005
RECORDING NO: AS INSTRUMENT NO. 2005-0168880 OF OFFICIAL RECORDS
AFFECTS: LOT F
(BLANKET IN NATURE)
- 26

AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT EXECUTED BY: DCH INVESTMENTS, INC. (CALIFORNIA), A CALIFORNIA CORPORATION
IN FAVOR OF: RANCHO CALIFORNIA WATER DISTRICT, A PUBLIC CORPORATION
RECORDING DATE: FEBRUARY 8, 2006
RECORDING NO: AS INSTRUMENT NO. 2006-0098263 OF OFFICIAL RECORDS
WHICH AMONG OTHER THINGS PROVIDES: AS PROVIDED THEREIN
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.
(BLANKET IN NATURE)
- 27

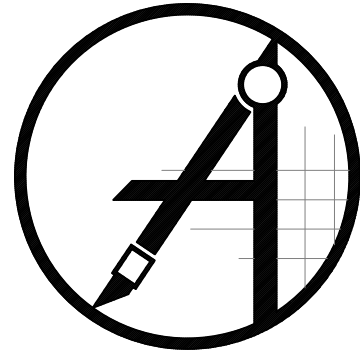
MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AGENCY AGREEMENT NO. 06-009
OCTOBER 19, 2005
EXECUTED BY: DCH INVESTMENTS, INC. (CALIFORNIA), A CALIFORNIA CORPORATION AND RANCHO CALIFORNIA WATER DISTRICT, A PUBLIC CORPORATION
RECORDING DATE: FEBRUARY 8, 2006
RECORDING NO: AS INSTRUMENT NO. 2006-0098263 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(BLANKET IN NATURE)
- 28

EASEMENT(S) FOR HE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO. AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: RIGHTS INCIDENTAL PURPOSE
RECORDING DATE: SEPTEMBER 20, 2006
RECORDING NO.: AS INSTRUMENT NO. 2006-0696405 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
(AS SHOWN ON SURVEY)
- 32

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AGREEMENT REGARDING GRANT OF ELECTRONIC BILLBOARD EASEMENT
DATED: SEPTEMBER 4, 2009
EXECUTED BY: MEG INVESTMENTS, A CALIFORNIA GENERAL PARTNERSHIP AND JACK E. GOSCH, TRUSTEE OF THE J&G GOSCH REVOCABLE TRUST (RESTATED), A CALIFORNIA TRUST AND TEMECULA VALLEY AUTOMOBILE DEALERS ASSOCIATION, A CALIFORNIA MUTUAL BENEFIT NON-PROFIT CORPORATION
RECORDING DATE: MAY 6, 2010
RECORDING NO: AS INSTRUMENT NO. 2010-209332 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS
(AS SHOWN ON SURVEY)



1452 EDINGER AVENUE
3RD FLOOR
TUSTIN, CA 92780



ambit consulting

410 E. SOUTHERN AVE. TEMPE, AZ 85282
PH. (480) 659-4072



4430 E. MIRALOMA AVE. SUITE D
ANAHEIM, CALIFORNIA 92807

E	07/09/2020	COORDINATES (NS)
D	09/30/19	REVISE LEASE (NS)
C	04/18/19	COMMENTS (NS)
B	03/11/19	TITLE & DESIGN (MW)
A	02/06/19	INITIAL ISSUE (PD)
REV	DATE	DESCRIPTION



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL SURVEYOR, TO ALTER THIS DOCUMENT.

CSL02031

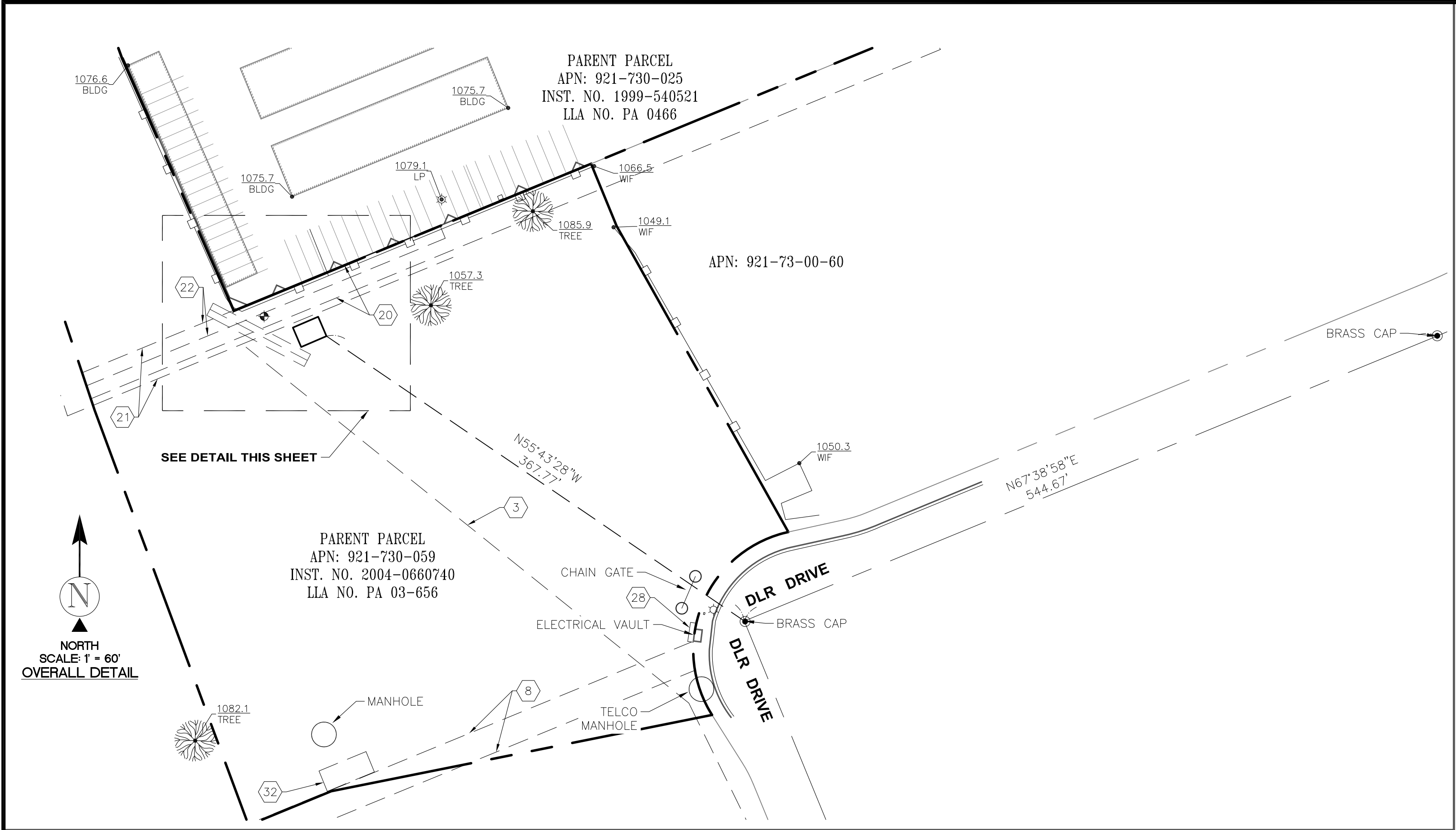
42069 DEALER DRIVE
TEMECULA, CA 92591
RIVERSIDE COUNTY

SHEET TITLE

NOTES

SHEET NUMBER

LS-2



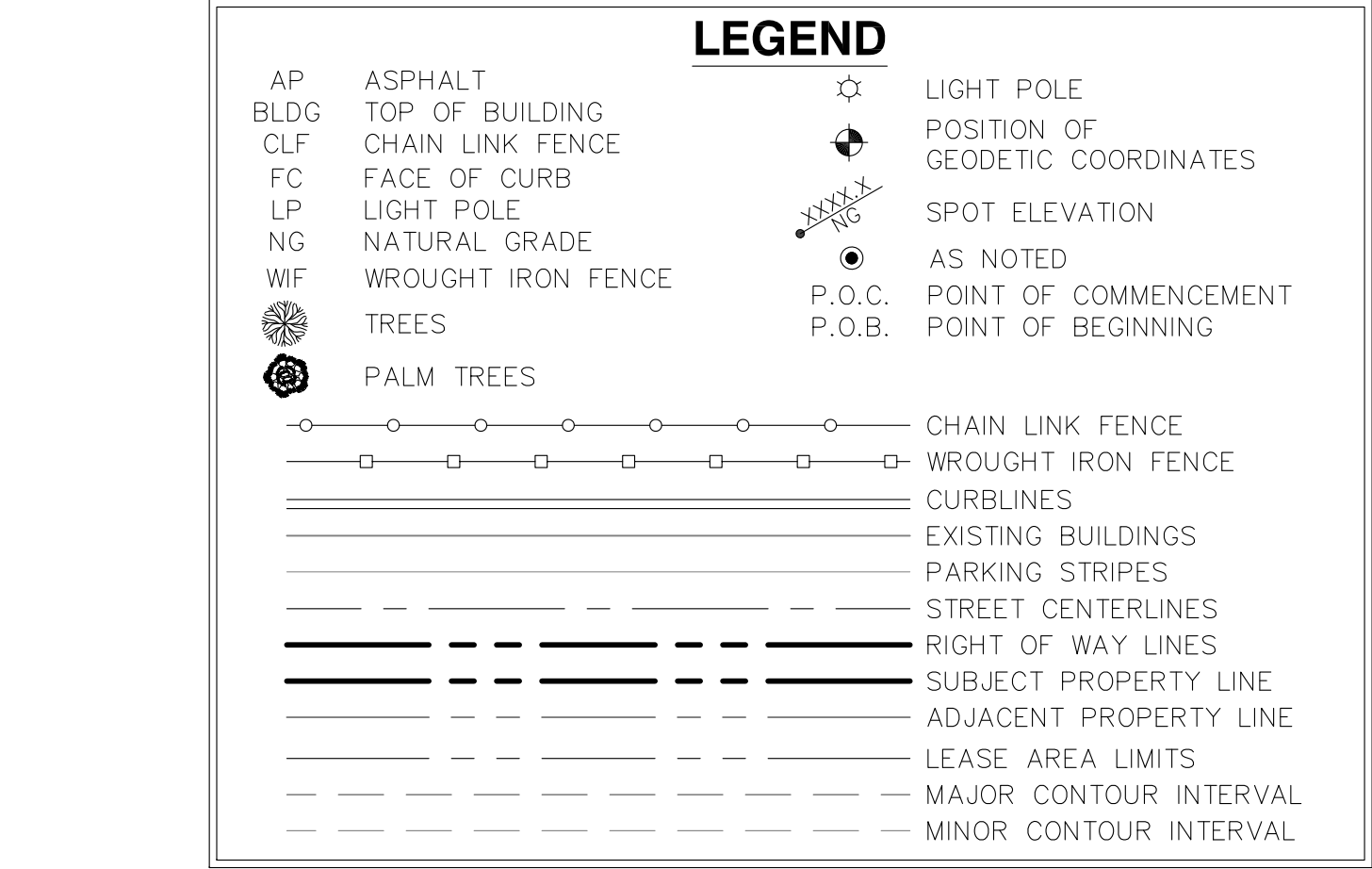
LEASE AREA LEGAL DESCRIPTION

A PORTION OF PARCEL 2, DESCRIBED AS THAT PORTION OF PARCELS 2, 11 AND 12 OF PARCEL MAP NO. 23496, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 168, PAGES 41 THROUGH 45 INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP AT AN ANGLE POINT OF NORTH PLAZA DRIVE (DLR DRIVE) FROM WHICH A BRASS CAP ON NORTH PLAZA DRIVE (DLR DRIVE) BEARS NORTH 67°38'58" EAST, 544.67 FEET; THENCE NORTH 55°43'28" WEST, 367.77 FEET TO THE POINT OF BEGINNING:

THENCE SOUTH 66°45'55" WEST, 20.00 FEET;
THENCE NORTH 23°14'05" WEST, 15.33 FEET;
THENCE NORTH 66°45'55" EAST, 20.00 FEET;
THENCE SOUTH 23°14'05" EAST, 15.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 306.6 SQUARE FEET (0.007 ACRES) OF LAND, MORE OR LESS.



LESSOR'S LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
BEGINNING AT THE LOT LINE ADJUSTMENT NO. PA99-0466, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA RECORDED DECEMBER 14, 1999 AS INSTRUMENT NO. 1999-540521 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:
BEING A PORTION OF PARCEL 2 OF PARCEL MAP 23496 AS SHOWN BY MAP ON FILE IN BOOK 168, PAGES 41 THROUGH 45 INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,

DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 2 OF SAID PARCEL MAP 23496, SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF YNEZ ROAD; THENCE SOUTH 67° 39' 41" WEST, A DISTANCE OF 869.83 FEET; THENCE NORTH 23° 52' 11" WEST, A DISTANCE OF 201.21 FEET; THENCE NORTH 20° 02' 52" WEST, A DISTANCE OF 175.14 FEET TO A POINT ON THE NORTHWESTERLY PARCEL LINE OF PARCEL 2 OF SAID PARCEL MAP 23496; THENCE NORTH 67° 39' 41" EAST ALONG SAID NORTHWESTERLY PARCEL LINE OF SAID PARCEL 2, A DISTANCE OF 617.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,267.00 FEET AND A RADIAL BEARING OF NORTH 34° 41' 34" EAST, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF YNEZ ROAD; THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE AND SOUTHWESTERLY RIGHT-OF-WAY LINE OF YNEZ ROAD, THROUGH A CENTRAL ANGLE OF 00° 53' 55", AN ARC LENGTH OF 19.87 FEET; THENCE SOUTH 56° 12' 21" EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF YNEZ ROAD, A DISTANCE OF 383.19 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,133.00 FEET; THENCE SOUTHEASTERLY ALONG SAID TANGENT CURVE AND SOUTHWESTERLY RIGHT-OF-WAY LINE OF YNEZ ROAD, THROUGH A CENTRAL ANGLE OF ° 29' 05" AN ARC DISTANCE OF 49.13 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
THAT PORTION OF PARCELS 2, 11 AND 12 OF PARCEL MAP NO. 23496, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 168, PAGES 41 THROUGH 45 INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF TEMECULA, BEING THOSE PORTIONS OF PARCEL 12 OF PARCEL MAP NO. 23496 ON FILE IN BOOK 68, PAGES 41 THROUGH 45 INCLUSIVE, OF PARCEL MAPS, AND PARCEL "B" OF LOT LINE ADJUSTMENT NO. PA 99-0466 RECORDED DECEMBER 14, 1999 AS INSTRUMENT NO. 1999-540521 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

LESSOR'S LEGAL DESCRIPTION CONT.

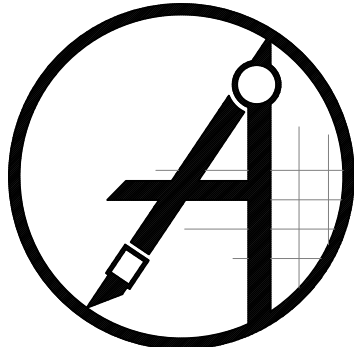
BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 12; THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL "B" THROUGH THE FOLLOWING COURSES: NORTH 20° 21' 29" WEST, 322.02 FEET; THENCE NORTH 18° 27' 07" WEST, 300.15 FEET; THENCE NORTH 12° 25' 29" WEST, 106.36 FEET;
THENCE NORTH 67° 38' 59" EAST, 83.99 FEET; THENCE SOUTH 20° 04' 02" EAST, 175.09 FEET; THENCE SOUTH 23° 53' 24" EAST, 201.21 FEET TO THE SOUTHWESTERLY TERMINUS OF A COURSE IN SAID BOUNDARY LINE DESCRIBED AS NORTH 67° 39' 41" EAST, 542.83 FEET IN SAID LOT LINE ADJUSTMENT PA 99-0466; THENCE ALONG SAID COURSE NORTH 67° 38' 32" EAST, 280.92 FEET TO A POINT DISTANT THEREON SOUTH 67° 38' 32" WEST, 261.91 FEET FROM THE NORTHEASTERLY TERMINUS THEREOF; THENCE LEAVING SAID BOUNDARY LINE SOUTH 22° 21' 28" EAST, 48.88 FEET; THENCE SOUTH 19° 18' 37" EAST, 255.12 FEET TO THE SOUTHWESTERLY TERMINUS OF A COURSE SHOWN AS NORTH 77° 38' 39" EAST, 41.26 FEET IN THE GENERAL NORTHWESTERLY LINE OF NORTH PLAZA DRIVE AS SHOWN ON SAID PARCEL MAP NO. 23496, SAID POINT BEING A POINT ON A NON-TANGENT CURVE IN SAID GENERAL NORTHWESTERLY LINE CONCAVE EASTERLY AND HAVING A RADIUS OF 88 FEET, A RADIAL LINE OF SAID CURVE FROM SAID POINT BEARS SOUTH 12° 21' 52" EAST; THENCE ALONG SAID CURVE AND GENERAL WESTERLY LINE SOUTHWESTERLY AND SOUTHERLY 168.89 FEET THROUGH A CENTRAL ANGLE OF 109° 57' 49" TO THE SOUTHERLY TERMINUS OF SAID CURVE; THENCE NONTANGENT FROM SAID CURVE SOUTH 78° 41' 12" WEST, 282.46 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 12; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 67° 36' 49" WEST, 65.04 FEET TO THE POINT OF BEGINNING.

NOTE: SAID LAND IS DESCRIBED AND DELINEATED AS PARCEL B IN THAT CERTAIN NOTICE OF LOT LINE ADJUSTMENT NO. PA 03-0656 RECORDED AUGUST 20, 2004 AS INSTRUMENT NO. 04-660740 OF OFFICIAL RECORDS.

APN: 921-730-025-1 AND 921-730-059



1452 EDINGER AVENUE
3RD FLOOR
TUSTIN, CA 92780



ambit consulting
410 E. SOUTHERN AVE. TEMPE, AZ 85282
PH. (480) 659-4072



4430 E. MIRALOMA AVE. SUITE D
ANAHEIM, CALIFORNIA 92807

E	07/09/2020	COORDINATES (NS)
D	09/30/19	REVISE LEASE (NS)
C	04/18/19	COMMENTS (NS)
B	03/11/19	TITLE & DESIGN (MW)
A	02/06/19	INITIAL ISSUE (PD)
REV	DATE	DESCRIPTION



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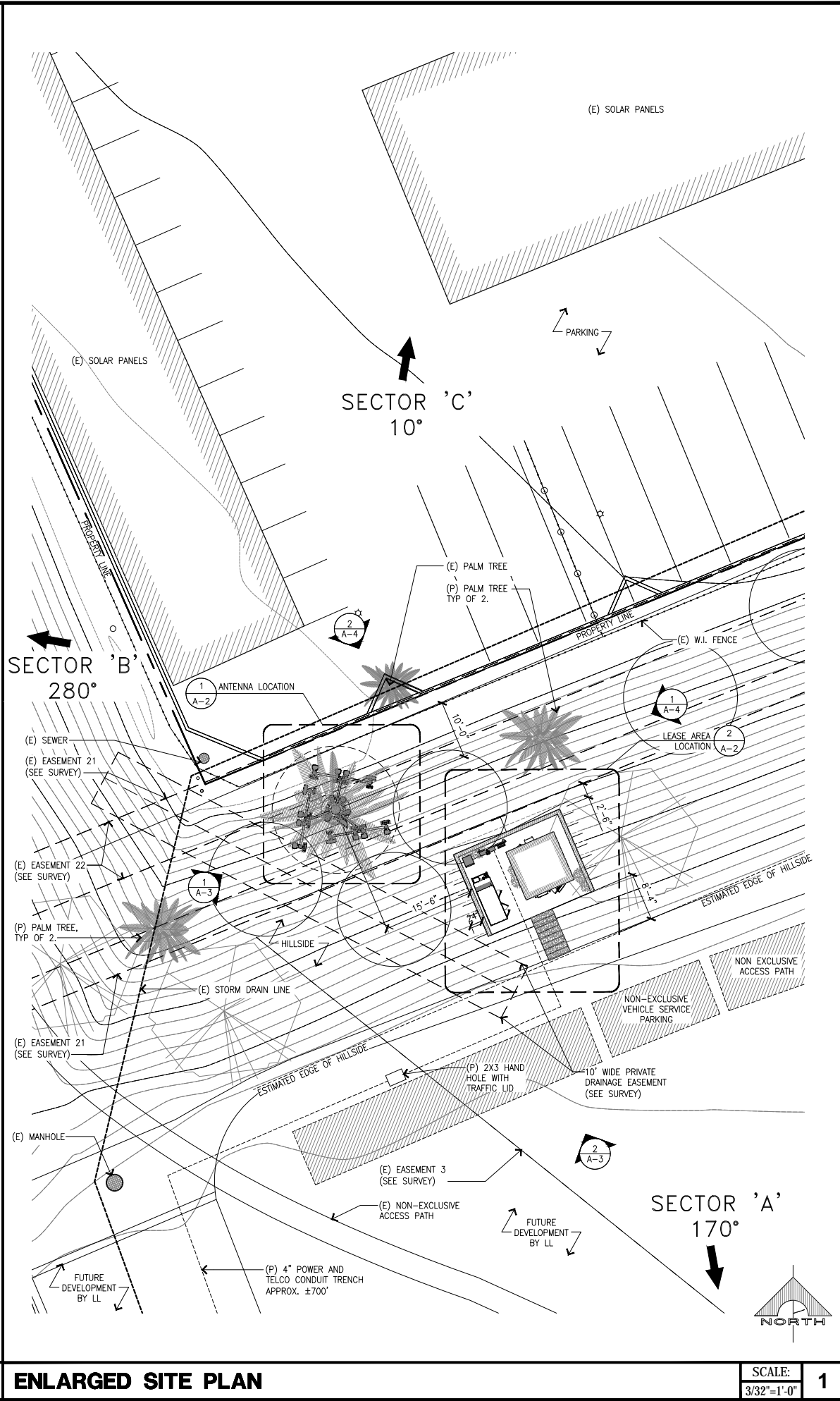
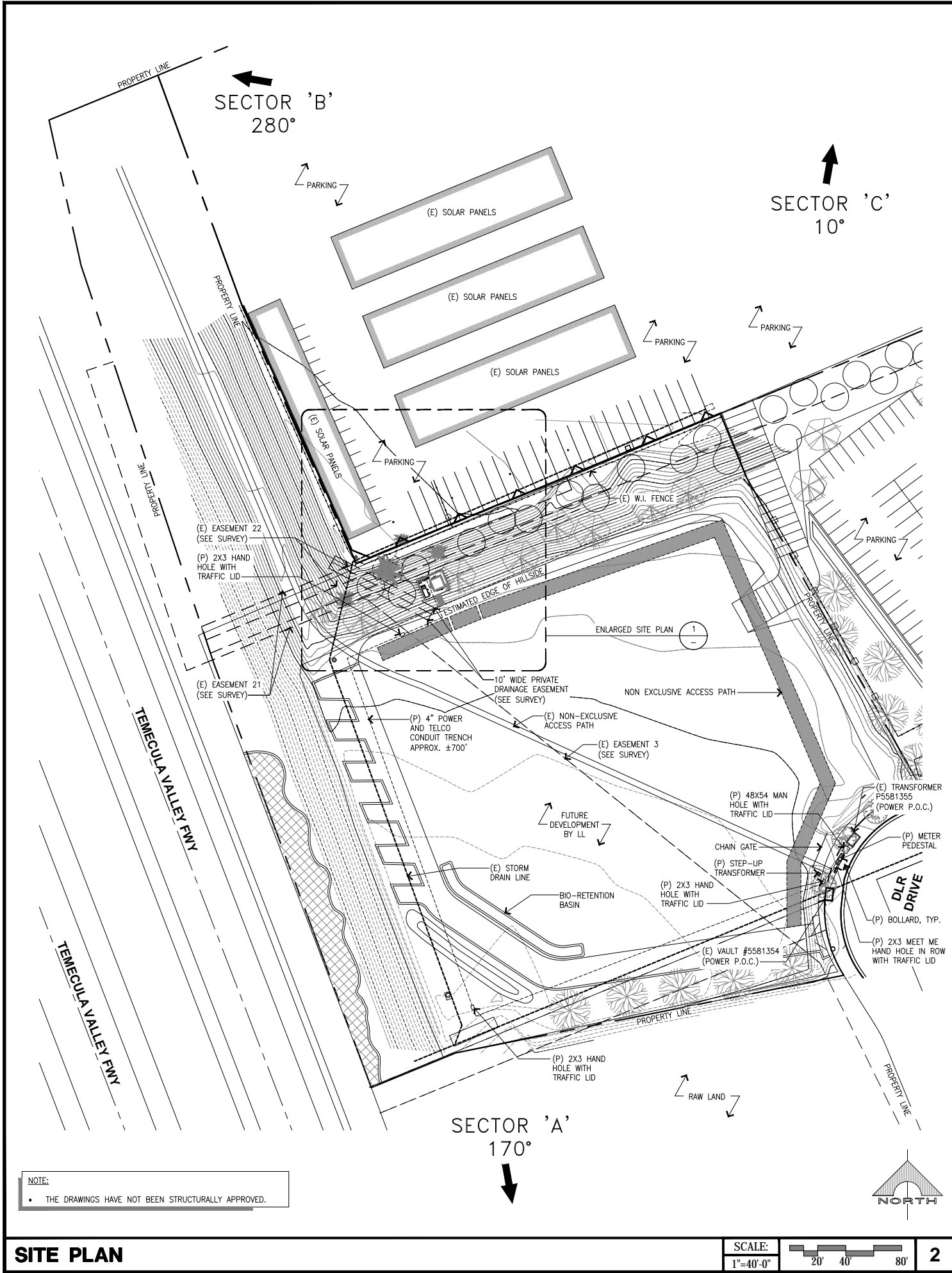
CSL02031

42069 DEALER DRIVE
TEMECULA, CA 92591
RIVERSIDE COUNTY

SHEET TITLE
LEGALS

SHEET NUMBER

LS-3



1452 EDINGER AVE., 3RD FLOOR
TUSTIN, CALIFORNIA 92780

2030 MAIN ST. SUITE 200
IRVINE, CA. 92614

4430 E. MIRALOMA AVE. SUITE #D
ANAHEIM, CALIFORNIA 92807

REV	DATE	DESCRIPTION
9	09/04/20	REVISED PER CITY
8	07/09/20	REVISED PER CITY
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0	02/20/19	100% ZONING DRAWINGS
A	01/31/19	90% ZONING DRAWINGS

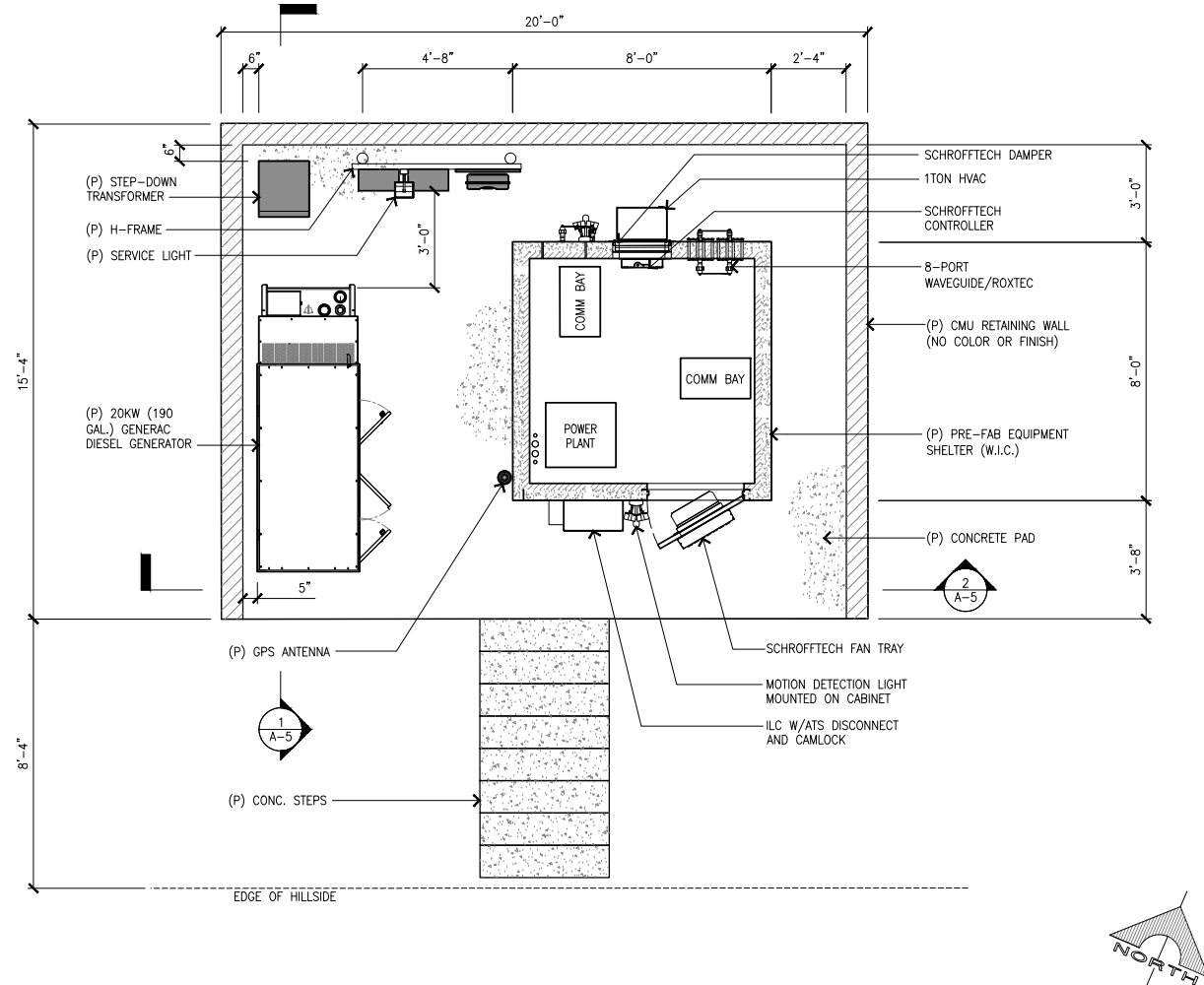
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CSL02031 (LAC670)
GOSCH FORD TEMECULA
42069 DLR DRIVE
TEMECULA, CA 92591
MONOPALM (INDOOR)

SHEET TITLE
SITE PLAN &
ENLARGED SITE PLAN

SHEET NUMBER
A-1



LEASE AREA PLAN

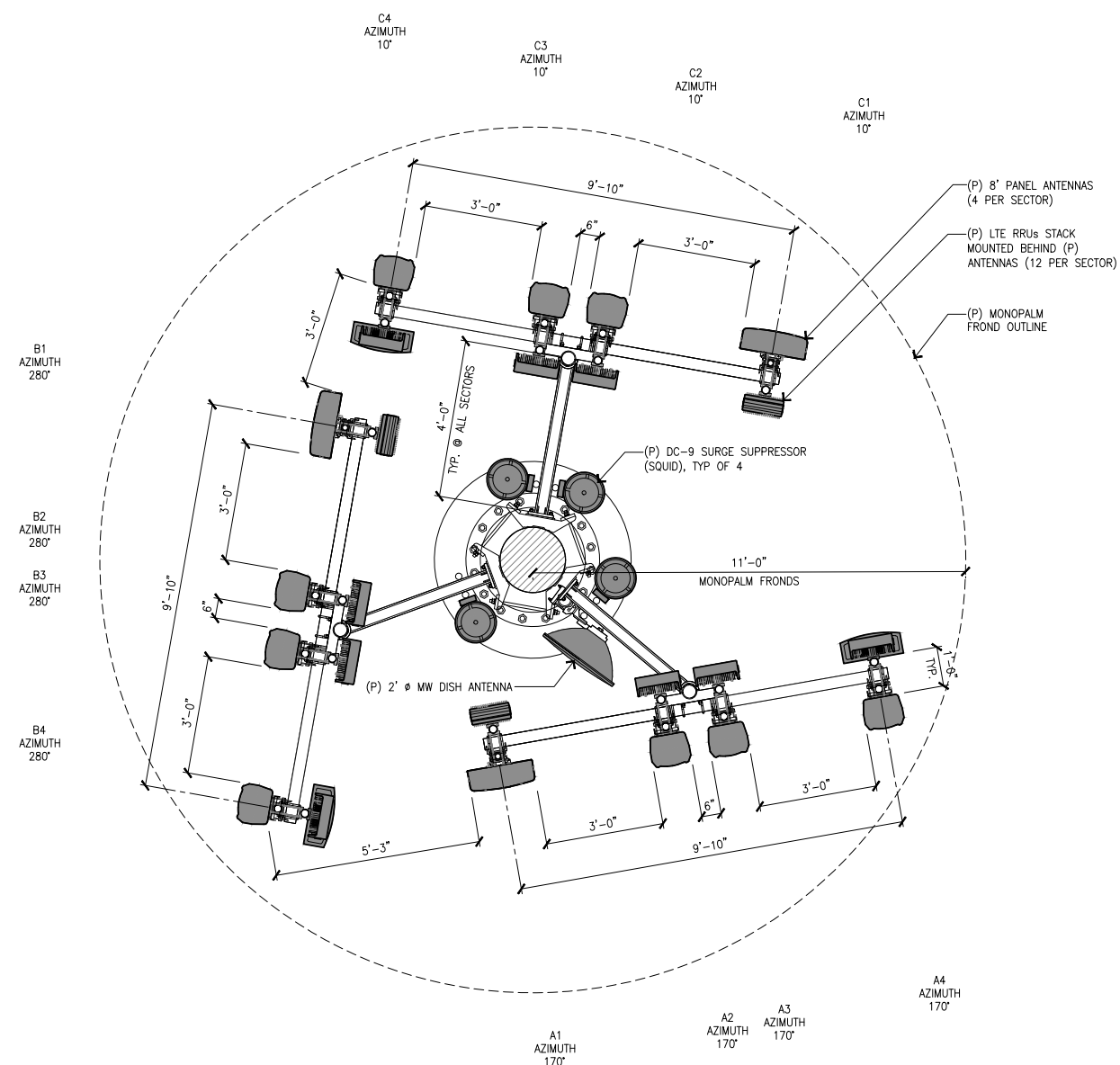
PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS								
SECTOR		PROPOSED TECHNOLOGY	ANTENNA		ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION LINES (LENGTH FT +/-)	
			AIR/HEX/8-PORT	SIZE (4'; 6'; 8')			JUMPER	DC CABLE (AWG #8)
ALPHA SECTOR	A1	LTE	8-PORT PANEL ANTENNA	8'	170°	41°-0"	<12'	+/- 100'
	A2	LTE	8-PORT PANEL ANTENNA	8'	170°	41°-0"	<12'	+/- 100'
	A3	LTE	8-PORT PANEL ANTENNA	8'	170°	41°-0"	<12'	+/- 100'
	A4	LTE	8-PORT PANEL ANTENNA	8'	170°	41°-0"	<12'	+/- 100'
BETA SECTOR	A1	LTE	8-PORT PANEL ANTENNA	8'	280°	41°-0"	<12'	+/- 100'
	A2	LTE	8-PORT PANEL ANTENNA	8'	280°	41°-0"	<12'	+/- 100'
	A3	LTE	8-PORT PANEL ANTENNA	8'	280°	41°-0"	<12'	+/- 100'
	A4	LTE	8-PORT PANEL ANTENNA	8'	280°	41°-0"	<12'	+/- 100'
GAMMA SECTOR	A1	LTE	8-PORT PANEL ANTENNA	8'	10°	41°-0"	<12'	+/- 100'
	A2	LTE	8-PORT PANEL ANTENNA	8'	10°	41°-0"	<12'	+/- 100'
	A3	LTE	8-PORT PANEL ANTENNA	8'	10°	41°-0"	<12'	+/- 100'
	A4	LTE	8-PORT PANEL ANTENNA	8'	10°	41°-0"	<12'	+/- 100'

REMOTE RADIO UNITS (RRU'S)							
SECTOR		RRU UP OR DOWN	RRU COUNT	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES		
					ABOVE	BELOW	SIDES
ALPHA SECTOR	A1	UP	3	<12'	18"	8"	8"
	A2	UP	3	<12'	18"	8"	8"
	A3	UP	3	<12'	18"	8"	8"
	A4	UP	3	<12'	18"	8"	8"
BETA SECTOR	B1	UP	3	<12'	18"	8"	8"
	B2	UP	3	<12'	18"	8"	8"
	B3	UP	3	<12'	18"	8"	8"
	B4	UP	3	<12'	18"	8"	8"
GAMMA SECTOR	C1	UP	3	<12'	18"	8"	8"
	C2	UP	3	<12'	18"	8"	8"
	C3	UP	3	<12'	18"	8"	8"
	C4	UP	3	<12'	18"	8"	8"

ANTENNA AND RRU SCHEDULE

NOTE:

ANTENNAS AND ASSOCIATED EQUIPMENT TO BE PAINTED TO MATCH THE (N) MONOPALM.



3 ANTENNA PLAN



AT&T
1452 EDINGER AVE., 3RD FLOOR
TUSTIN, CALIFORNIA 92780



J5 INFRASTRUCTURE
PARTNERS
2030 MAIN ST. SUITE 200
IRVINE, CA. 92614



4430 E. MIRALOMA AVE. SUITE #D
ANAHEIM, CALIFORNIA 92807

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0	02/20/19	100% ZONING DRAWINGS
A	01/31/19	90% ZONING DRAWINGS
REV	DATE	DESCRIPTION

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CSL02031 (LAC670)
GOSCH FORD TEMECULA
42069 DLR DRIVE
TEMECULA, CA 92591
MONOPALM (INDOOR)

SHEET TITLE
EQUIPMENT/ANTENNA PLAN
AND ANTENNA/RRU SCHEDULE

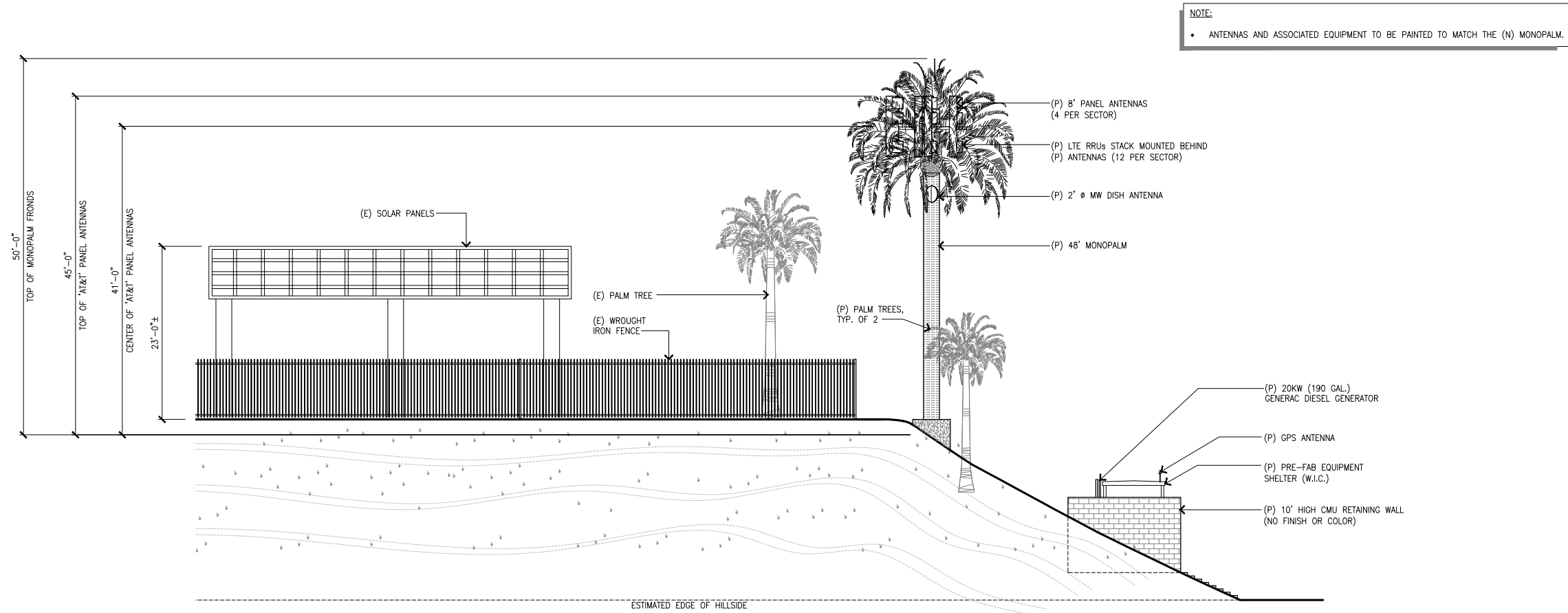
SHEET NUMBER

A-2



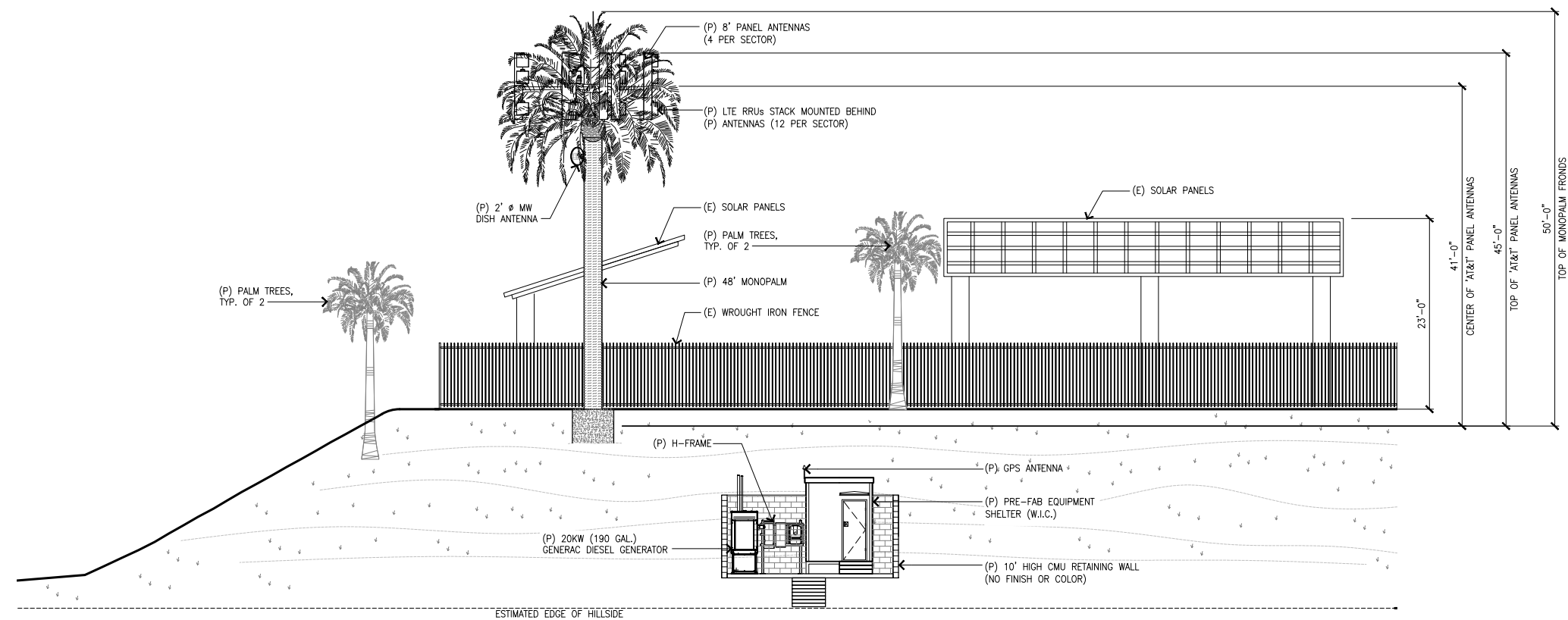
SCALE:	1
1/2"=1'-0"	

1



SOUTHWEST ELEVATION

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



SOUTHEAST ELEVATION

SCALE: 1/8"=1'-0" 2



REV	DATE	DESCRIPTION
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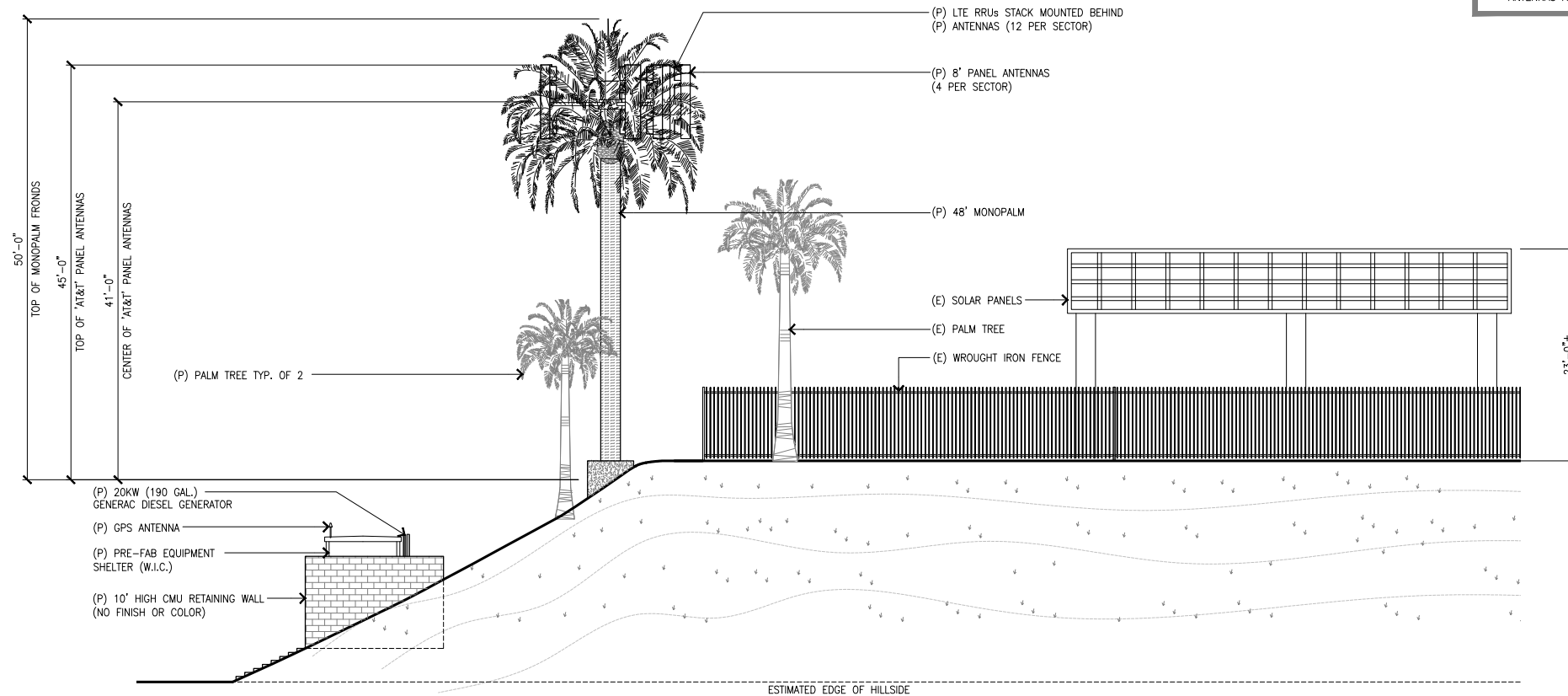
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CSL02031 (LAC670)
GOSCH FORD TEMECULA
42069 DLR DRIVE
TEMECULA, CA 92591
MONOPALM (INDOOR)

SHEET TITLE
ELEVATIONS

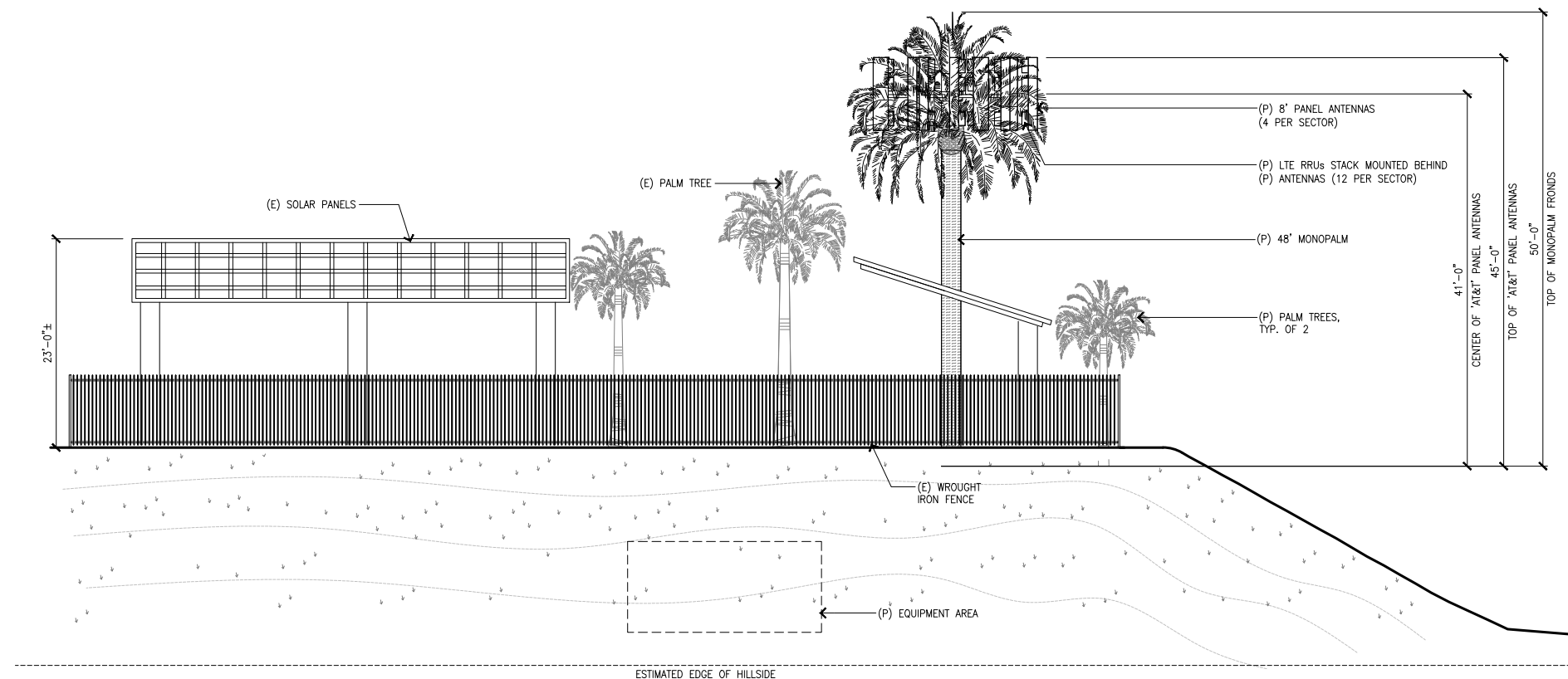
SHEET NUMBER
A-3



NOTE:
• ANTENNAS AND ASSOCIATED EQUIPMENT TO BE PAINTED TO MATCH THE (N) MONOPALM.

NORTHEAST ELEVATION

SCALE:
1/8"=1'-0" **1**



NORTHWEST ELEVATION

SCALE:
1/8"=1'-0" **2**



REV	DATE	DESCRIPTION
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7	05/11/20	REVISED PER CITY
6	10/04/19	REVISED PER POWER
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GOSCH FORD TEMECULA
42069 DLR DRIVE
TEMECULA, CA 92591
MONOPALM (INDOOR)

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4



REV	DATE	DESCRIPTION
9	09/04/20	REVISED PER CITY
8	07/09/20	REVISED PER CITY
7	05/11/20	REVISED PER CITY
6	10/04/19	REVISED PER POWER
5	09/25/19	REVISED PER EASEMENT
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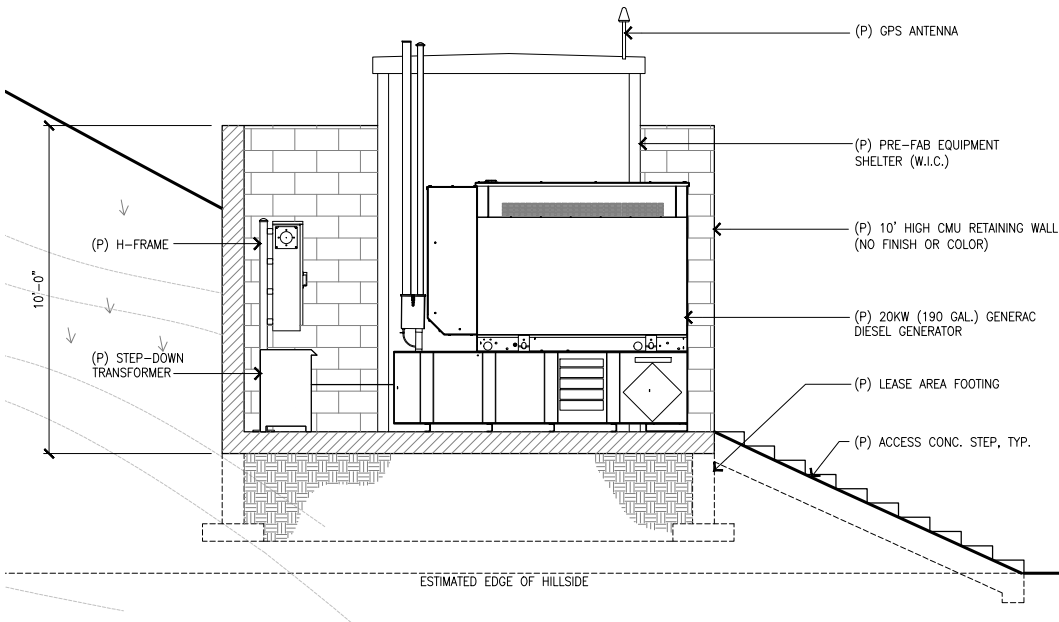
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42069 DLR DRIVE
TEMECULA, CA 92591
MONOPALM (INDOOR)

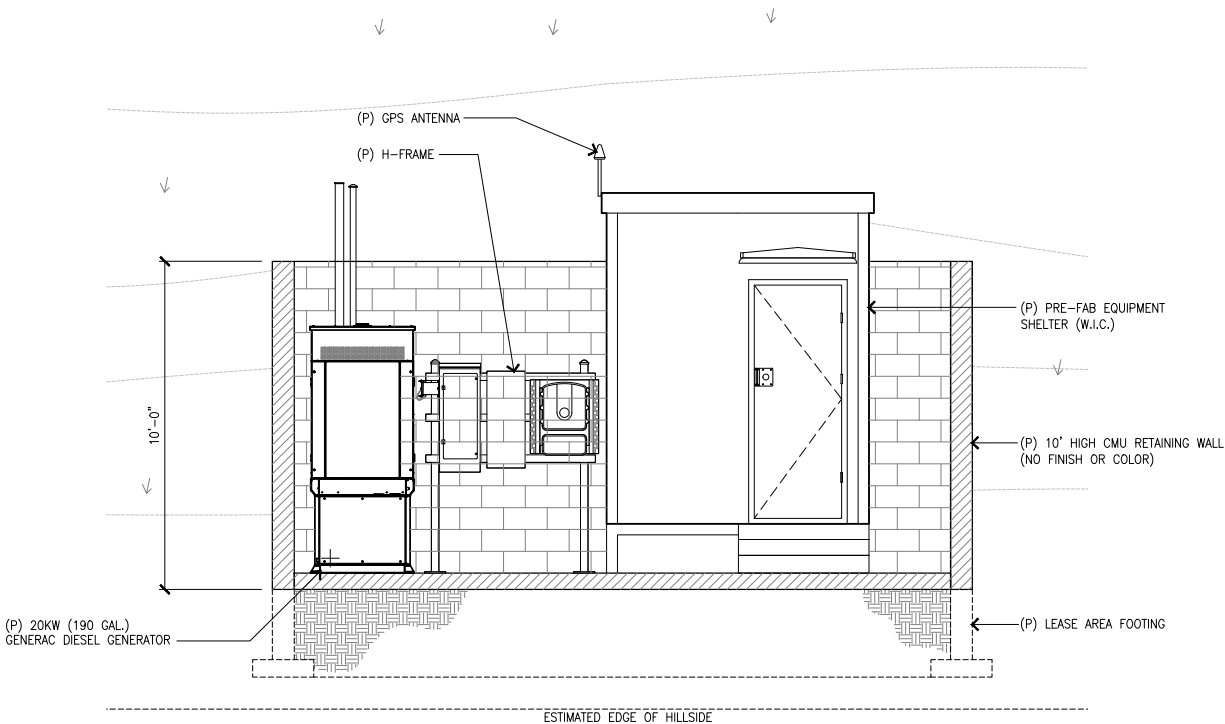
SHEET TITLE
EQUIPMENT LOCATION
DETAIL

SHEET NUMBER
A-5



(P) EQUIPMENT LOCATION DETAIL 'A'

SCALE:
3/8"=1'-0" 1



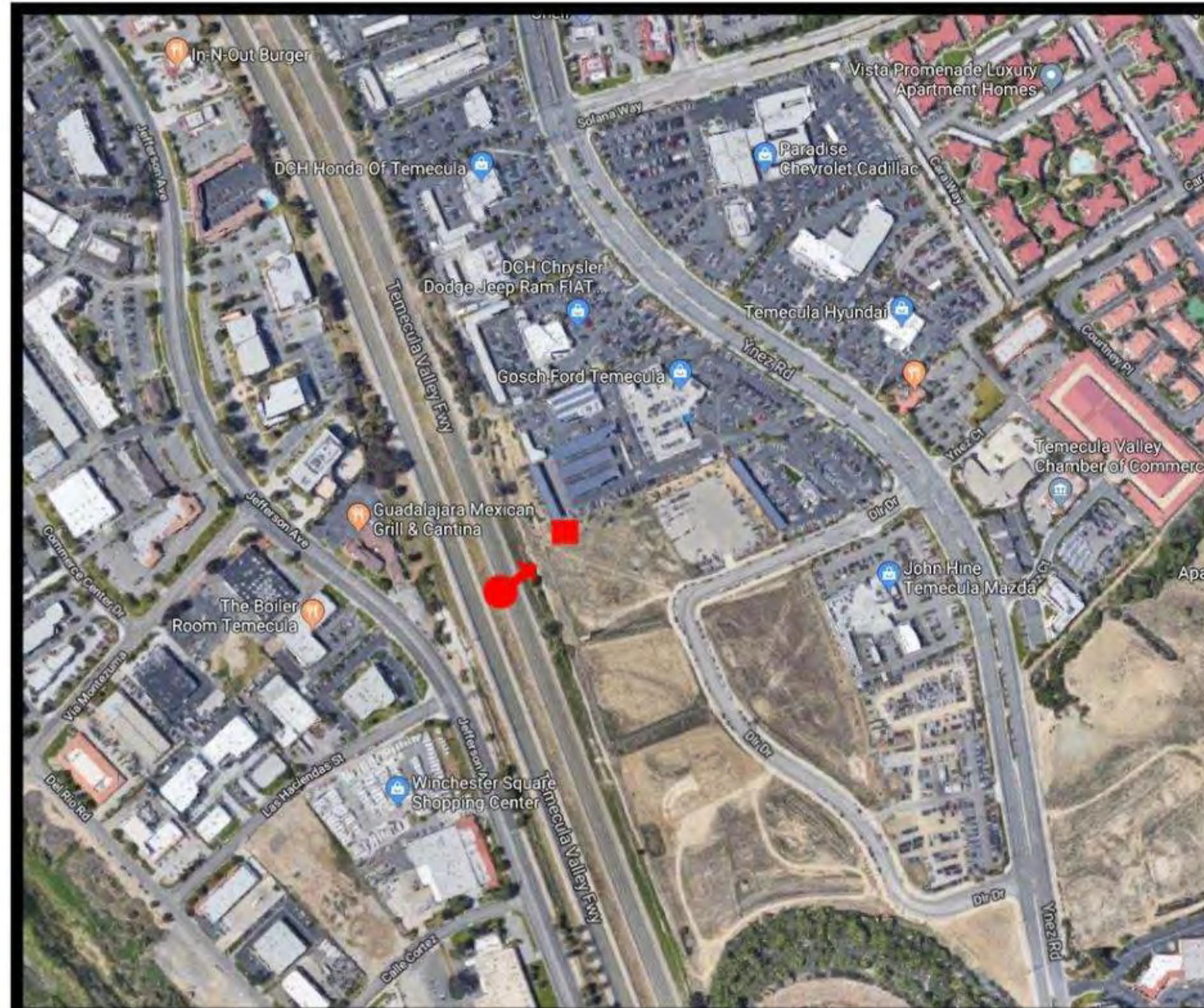
(P) EQUIPMENT LOCATION DETAIL 'B'

SCALE:
3/8"=1'-0" 2



CSL02031 (LAC670)

GOSCH FORD TEMECULA
42069 DLR DRIVE, TEMECULA, CALIFORNIA 92591



LOCATION ©2017 GOOGLE MAPS



EXISTING

VIEW 1

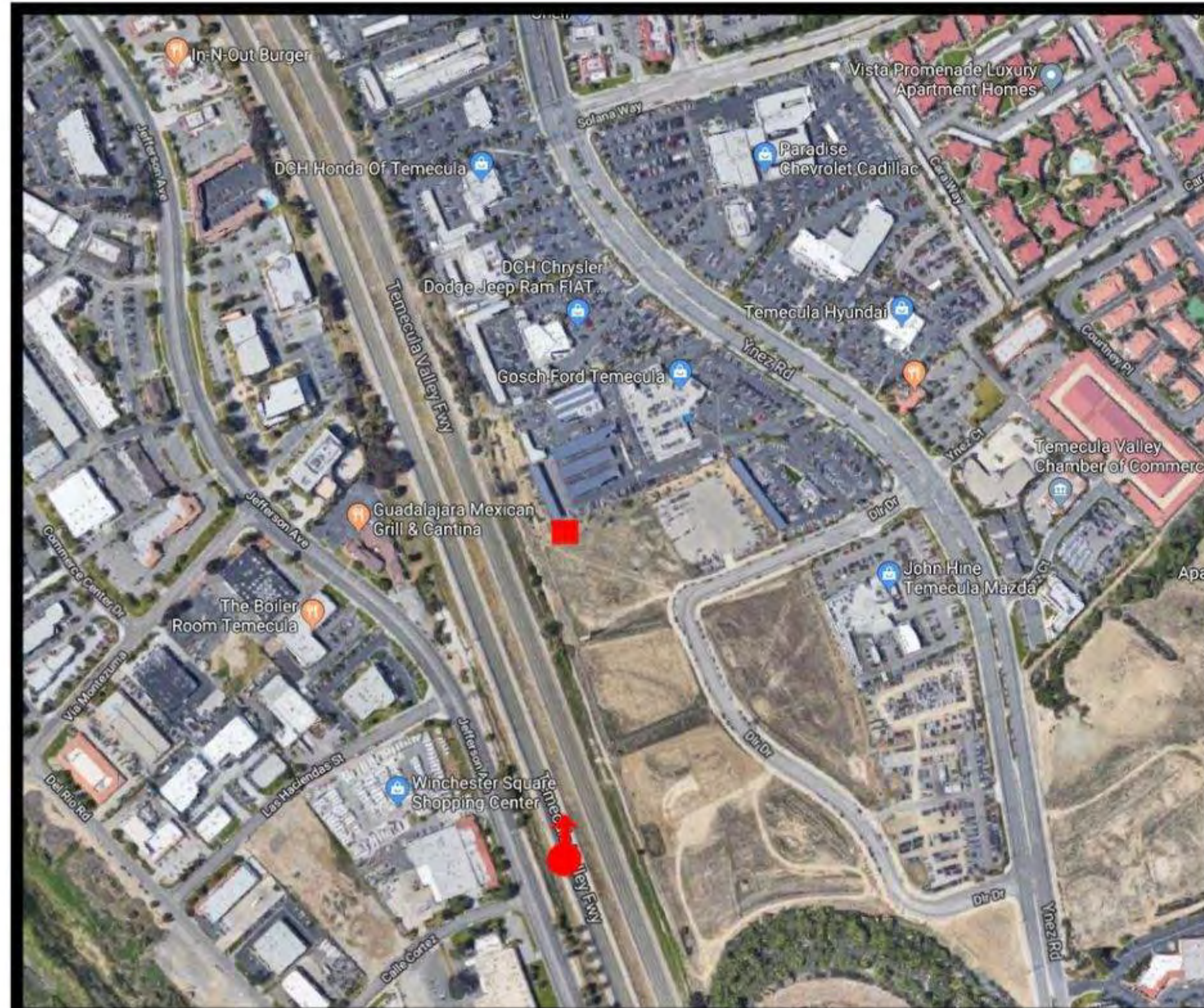


PROPOSED

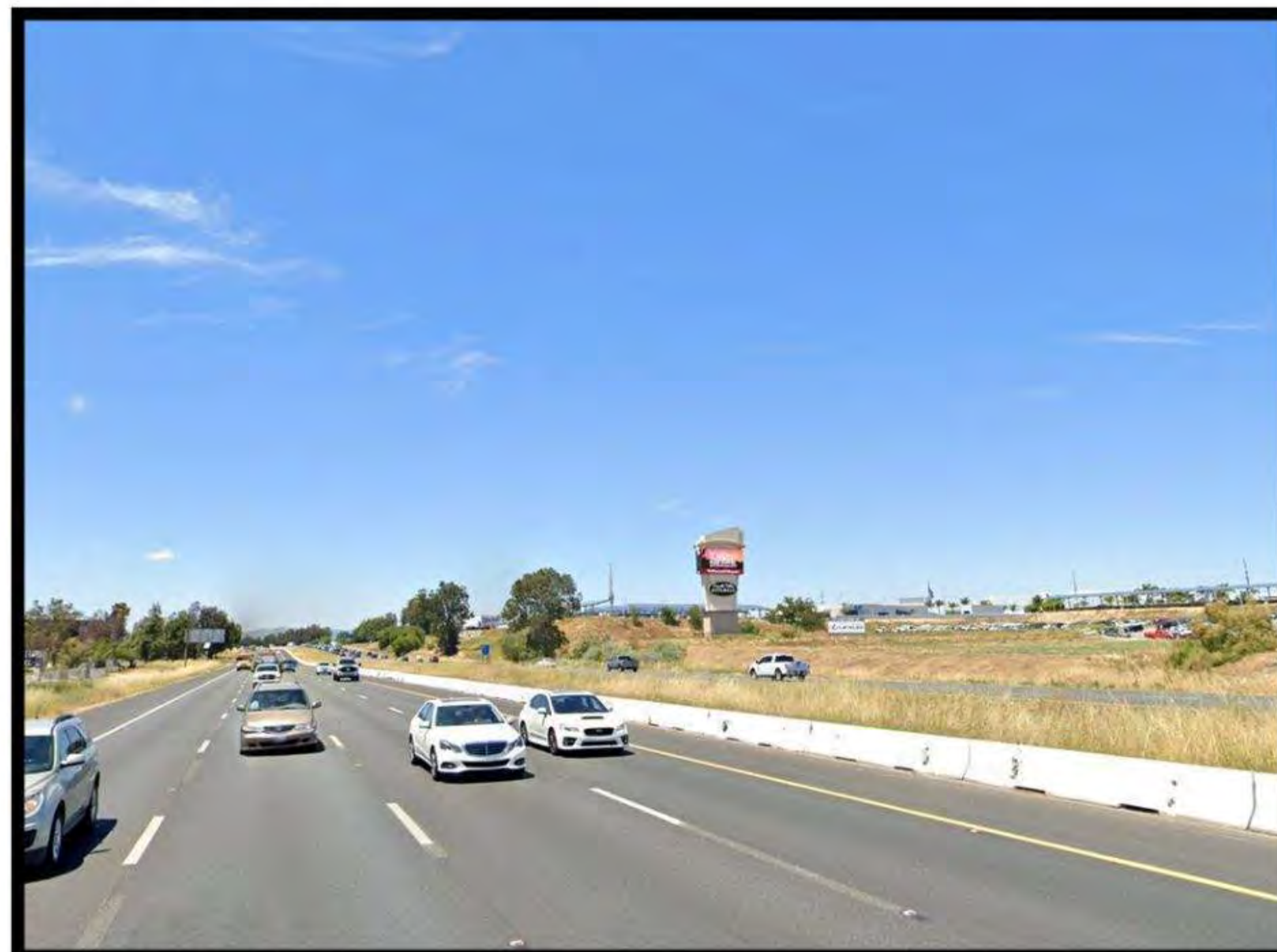
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GOSCH FORD TEMECULA
42069 DLR DRIVE, TEMECULA, CALIFORNIA 92591



LOCATION ©2017 GOOGLE MAPS



EXISTING

VIEW 2

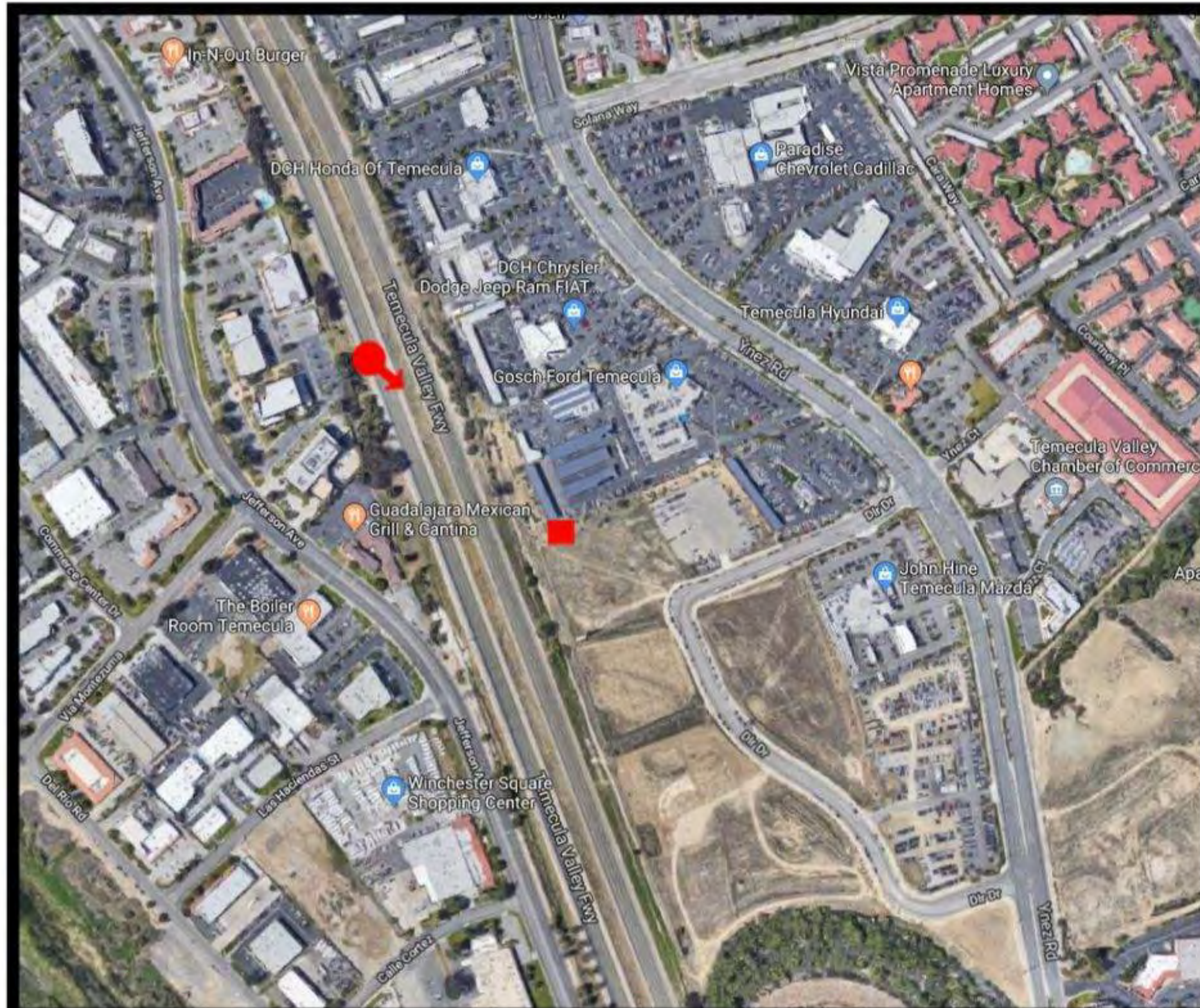


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GOSCH FORD TEMECULA
42069 DLR DRIVE, TEMECULA, CALIFORNIA 92591



LOCATION

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EXISTING

VIEW 3



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