CODE COMPLIANCE

ALL WORKS AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 1. 2019 CALIFORNIA BUILDING CODE
- 2. 2019 CALIFORNIA ELECTRICAL CODE
- ADOPTED 2014 NEC 3. 2019 CALIFORNIA FIRE CODE
- 4. 2019 CALIFORNIA MECHANICAL CODE 5. 2019 CALIFORNIA PLUMBING CODE
- 6. 2019 CALIFORNIA ENERGY CODE
 - 7. COUNTY COASTAL ZONE LAND USE ORDINANCE-TITLE 23
 - 8. COUNTY FIRE CODE ORDINANCE TITLE 16 9. COUNTY LAND USE ORDINANCE - TITLE 22
 - 10. COUNTY BUILDING AND CONSTRUCTION
 - ORDINANCE TITLE 19

PROJECT TEAM

CLIENT REPRESENTATIVE

IS INFRASTRUCTURE PARTNERS

(562) 972-5161 MELISSA.FRANCISCO@J5IP.COM

SITE ACQUISITION J5 INFRASTRUCTURE PARTNERS COMPANY: ADDRESS: 2030 MAIN ST. SUITE 200 CITY.STATE.ZIP: IRVINE CA 92614 MELISSA FRANCISCO

(562) 972-5161 MELISSA.FRANCISCO@J5IP.COM

ZONING

EMAIL:

COMPANY: ADDRESS: CITY,STATE,ZIP: CONTACT: J5 INFRASTRUCTURE PARTNERS

MELISSA FRANCISCO@J5IP.COM

ENGINEER CASA INDUSTRIES, INC. 4430 E. MIRALOMA AVE. SUITE #D COMPANY:

ANAHEIM, CA 92807 CITY,STATE,ZIP: CONTACT: LUIS CARDONA

(562) 652-5330 LCARDONA@CASAIND.COM

CONSTRUCTION MANAGER

BECHTEL 16808 ARMSTRONG AVE SUITE 225 ADDRESS: 18808 ARMS FROMG AVE SUITE
CTTY, STATE, ZIP: IRVINE, CA. 92606
CONTACT: RON VANDERWAL
PHONE: (714) 343-0931
EMAIL: RVANDERW@BECHTEL.COM

APPLICANT

COMPANY: ADDRESS: 1452 EDINGER AVE CITY.STATE.ZIP: TUSTIN, CA 92780

ATT PROJECT MANAGER

COMPANY: AT&T
ADDRESS: 1452 EDINGER AVE
CITY,STATE,ZIP: TUSTIN, CA 92780
CONTACT: GARY BODENWIESER (951) 264-4839 GB2435@ATT COM

RF ENGINEER

COMPANY: AT&T AT ALL
ADDRESS: 1452 EDINGER AVE
CITY.STATE,ZIP: TUSTIN, CA 92780
CONTACT: SANDEEP MANGAT
PHONE: (805) 312-1694
EMAIL: SM2840@ATT.COM

SITE INFORMATION

APPLICANT / LESSEE



1452 EDINGER AVE TUSTIN, CA 92780

PROPERTY OWNER

MARC GOSCH 26895 YNEZ RD TEMECULA, CA. 92591

BUILDING SUMMARY

33° 30' 40.16" (33.511155°) N LATITUDE: LONGITUDE 117° 09' 18.55" (117.155153°) W

LAT /LONG TYPE: NAD 83 GROUND ELEVATION: 50'-0" (AGL)

921-730-025 & 921-730-059

BUILDING USE: CONSTRUCTION TYPE:

ZONING / JURISDICTION: CITY OF TEMECULA CURRENT ZONING: SC - SERVICE COMMERCIAL

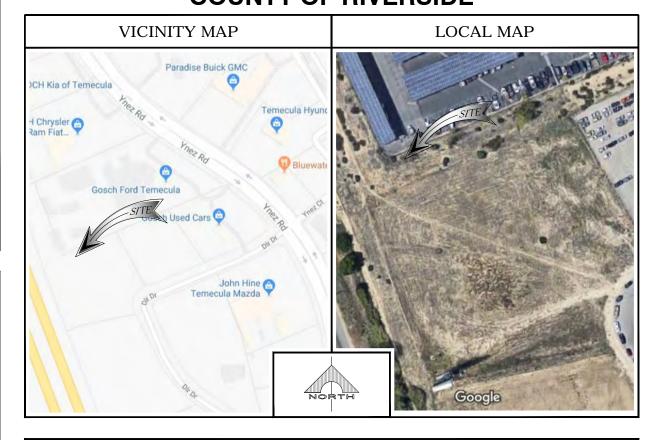
FACILITY IS UNMANNED AND NOT FOR HI IMAN HANDICAP REQUIREMENTS:

EQUIPMENT LEASE AREA:

SEE SURVEY SHEET FOR LEGAL DESCRIPTION.



Your world. Delivered SITE NUMBER: CSL02031 (LAC670) SITE NAME: GOSCH FORD TEMECULA USID: 235693 / FA: 14301245 **42069 DLR DRIVE TEMECULA, CALIFORNIA 92591 COUNTY OF RIVERSIDE**



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE:
HEAD NORTH ON 1-15 N KEEP LEFT AT THE FORK TO STAY ON 1-15 N TAKE EXIT 92 FOR EL CERRITO RD MERGE ONTO CA-91 W KEEP RIGHT AT THE FORK TO STAY ON CA-91 W KEEP LEFT AT THE FORK TO CONTINUE ON CA-55 S/STATE RTE 55 S, FOLLOW SIGNS FOR NEWPORT BEACH CONTINUE ONTO CA-55 S/STATE RTE 55 S TAKE EXIT 9 FOR EDINGER AVE USE THE RIGHT 2 LANES TO TURN RIGHT ONTO E EDINGER AVE TURN RIGHT ONTO AT&T TURN LEFT TURN RIGHT.

LEGAL DESCRIPTION

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBE HEREIN, ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

DISCIPLINE:	SIGNATURE:	DATE:
AT&T RF ENGINEER:		
AT&T OPERATIONS:		
SITE ACQUISITION:		
CONSTRUCTION MANAGER:		
PROPERTY OWNER:		
ZONING VENDOR:		
PROJECT MANAGER:		

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

GENERAL NOTES

THE FACILITY IS LINMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE FAULLITY IS UNMANNED AND NOT FOR HOMAN HABITATION. A LECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

PROJECT DESCRIPTION

INDOOR EQUIPMENT/ WIC CABINET

'AT&T' PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNMANNED WIRELESS COMMUNICATIONS FACILITY. THIS FACILITY WILL CONSIST OF THE FOLLOWING:

- INSTALL 12 8' PANEL ANTENNAS (4 PER SECTOR). INSTALL 36 LTE RRUS AT ANTENNA LEVEL (12 PER SECTOR). INSTALL 4 DC-9 SURGE SUPPRESSORS (SQUID).

- INSTALL 4 DC-9 SURGE SUPPRESSORS (SQUID).
 INSTALL 1 DC POWER PLANT.
 INSTALL 1 DC POWER PLANT.
 INSTALL 2 FIF RACKS.
 INSTALL 2 FIF RACKS.
 INSTALL 1 DGS ANTENNA.
 INSTALL UTILITY CABINETS.
 INSTALL UTILITY CABINETS.
 INSTALL T
- (P) 8' X 8' W.I.C. 10' HIGH CMU RETAINING WALL

SHEET NO:

INSTALL 1 A/C UNITS.
INSTALL 1 STEP-UP TRANSFORMER. INSTALL 1 STEP-DOWN TRANSFORMER

DRAWING INDEX

I	
T-1	TITLE SHEET
LS-1	SITE SURVEY
LS-2	NOTES
LS-3	LEGALS
C-1	GRADING PLAN
A-1	SITE & ENLARGED SITE PLAN
A-2	EQUIPMENT/ANTENNA PLAN & ANTENNA/RRU SCHEDULE
A-3	ELEVATIONS
A-4	ELEVATIONS
A-5	EQUIPMENT LOCATION DEATAIL







8 0		
8 0		
8 0		
8 0		
	9/04/20	REVISED PER CITY
	7/09/20	REVISED PER CITY
7 0	5/11/20	REVISED PER CITY
6 1	0/04/19	REVISED PER POWER
5 0	9/25/19	REVISED PER EASEMENT
4 0	4/11/19	REVISED PER TELCO DESIGN
3 0	3/26/19	REVISED ZDS PER DRM
2 0	3/12/19	REVISED ZDS PER DRM
1 0	2/28/19	REVISED ZDs PER DRM
0 0	2/20/19	100% ZONING DRAWINGS
A 0	1/31/19	90% ZONING DRAWINGS
REV	DATE	DESCRIPTION

NOT TO BE USED FOR CONSTRUCTION

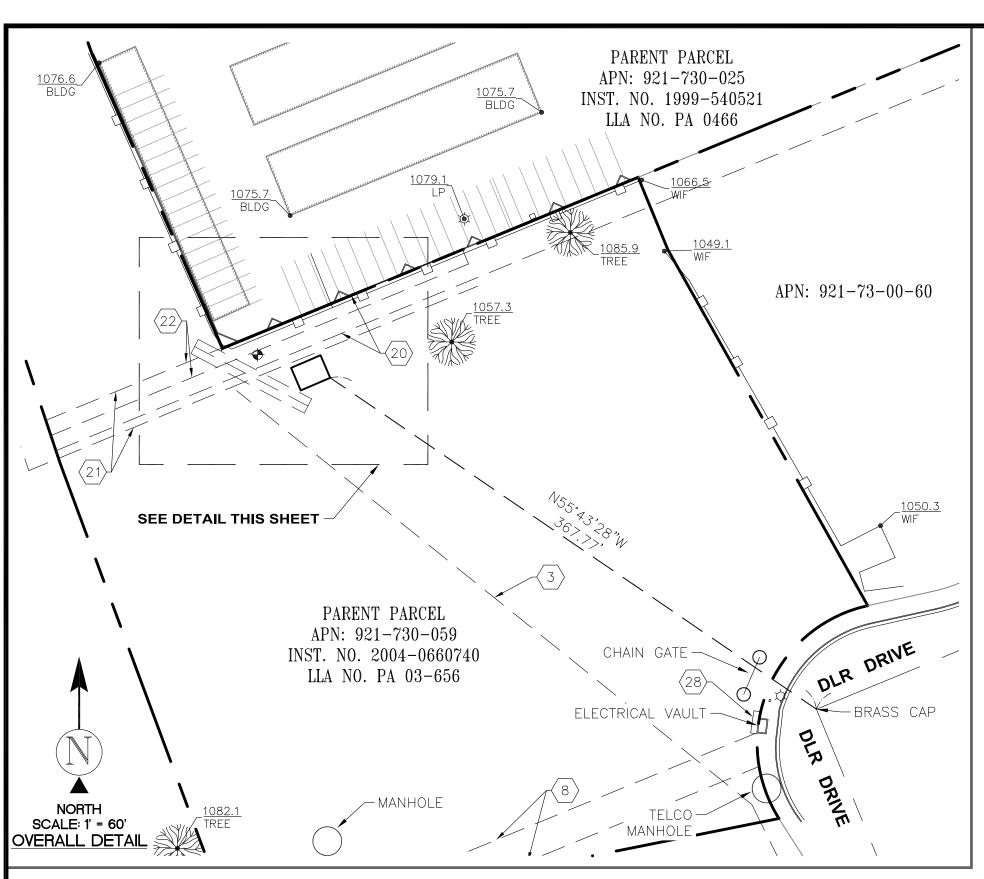
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTIO OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

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

TITLE SHEET

SHEET NUMBER

T-1



LESSOR'S LEGAL DESCRIPTION

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

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

PARCEL A OF LOT LINE ADJUSTMENT NO. PA99-0466, IN

SHOWN BY MAP ON FILE IN BOOK 168, PAGES 41 THROUGH 45 INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,

DESCRIBED AS FOLLOWS:

PARCEL 1:

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—OFWAY 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"

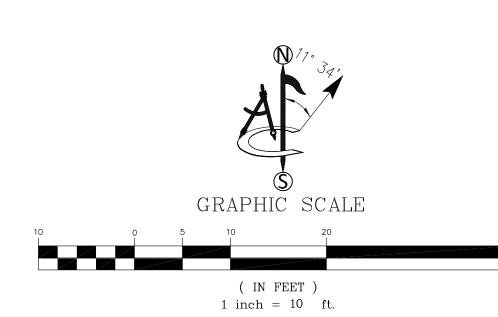
WEST, 300.15 FEET; THENCE NORTH 12° 25' 29" WEST, 106.36 FEET; THENCE NORTH 12° 25' 29" WEST, 106.36 FEET; THENCE NORTH 67° 38' 59" EAST, 83.99 FEET; THENCE SOUTH 20° 04' 02" EAST, 175.09 FEET; THENCE SOUTH 23° 53' 24" EAST, 201.21 FEET TO THE SOUTHWESTERLY TERMINUS OF A COURSE IN SAID BOUNDARY LINE 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



SURVEY DATE

01/30/2019

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE SIX, DETERMINED BY GPS OBSERVATIONS.

<u>BENCHMARK</u>

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'CRTN' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE

ALL BEARINGS AND DISTANCES ARE BASED ON THE

CALIFORNIA ZONE SIX STATE PLANE COORDINATE ZONE

GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99987758

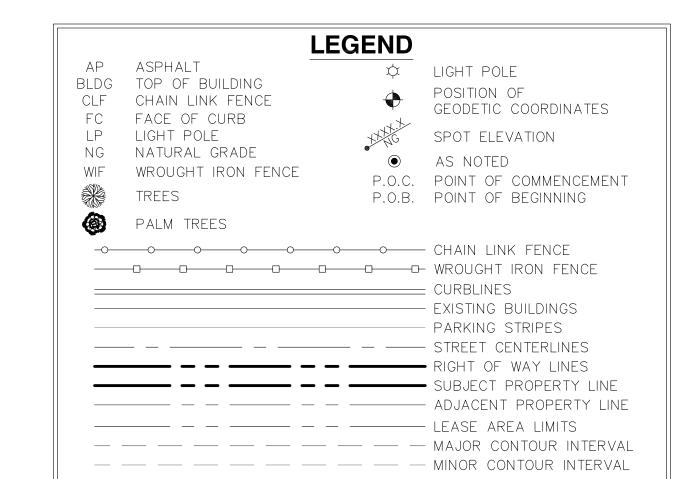
FLOOD ZONE

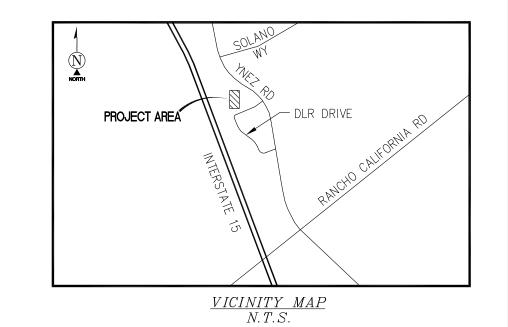
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06065C2720G, DATED 08/28/2008

UTILITY NOTES

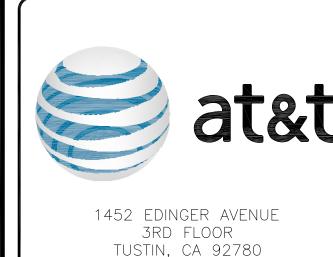
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.

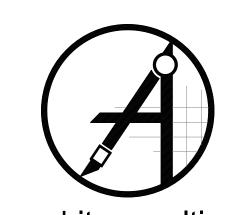
REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.





POSITION OF GEODETIC COORDINATES
LATITUDE 33° 30' 40.16" (33.511155°) NORTH (NAD83)
LONGITUDE 117° 09' 18.55" (117.155153°)WEST(NAD83)
GROUND ELEVATION @ 1056.0' (NAVD88)





ambit consulting
410 E. SOUTHERN AVE. TEMPE, AZ 85282

10 E. SOUTHERN AVE. TEMPE, AZ 85 PH. (480) 659-4072



1			
	E	07/09/2020	COORDINATES (NS)
	D	09/30/19	REVISE LEASE (NS)
	С	04/18/19	COMMENTS (NS)
	В	03/11/19	TITLE & DESIGN (MW)
	А	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

SITE SURVEY

SHEET NUMBER

LS-1



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:

 $\langle 3. \rangle$ 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 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, 1968 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)

 \langle 8.angle 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)

<u>schedule "b" note cont</u>

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)

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

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)

RECORDING NO.: AS INSTRUMENT NO. 2006-0696405 OF OFFICIAL RECORDS

(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

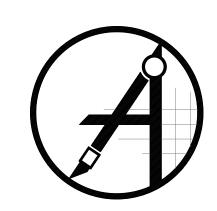
AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)

(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



A STATE OF THE STA		18
Е	07/09/2020	COORDINATES (NS)
D	09/30/19	REVISE LEASE (NS)
С	04/18/19	COMMENTS (NS)
В	03/11/19	TITLE & DESIGN (MW)
А	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.

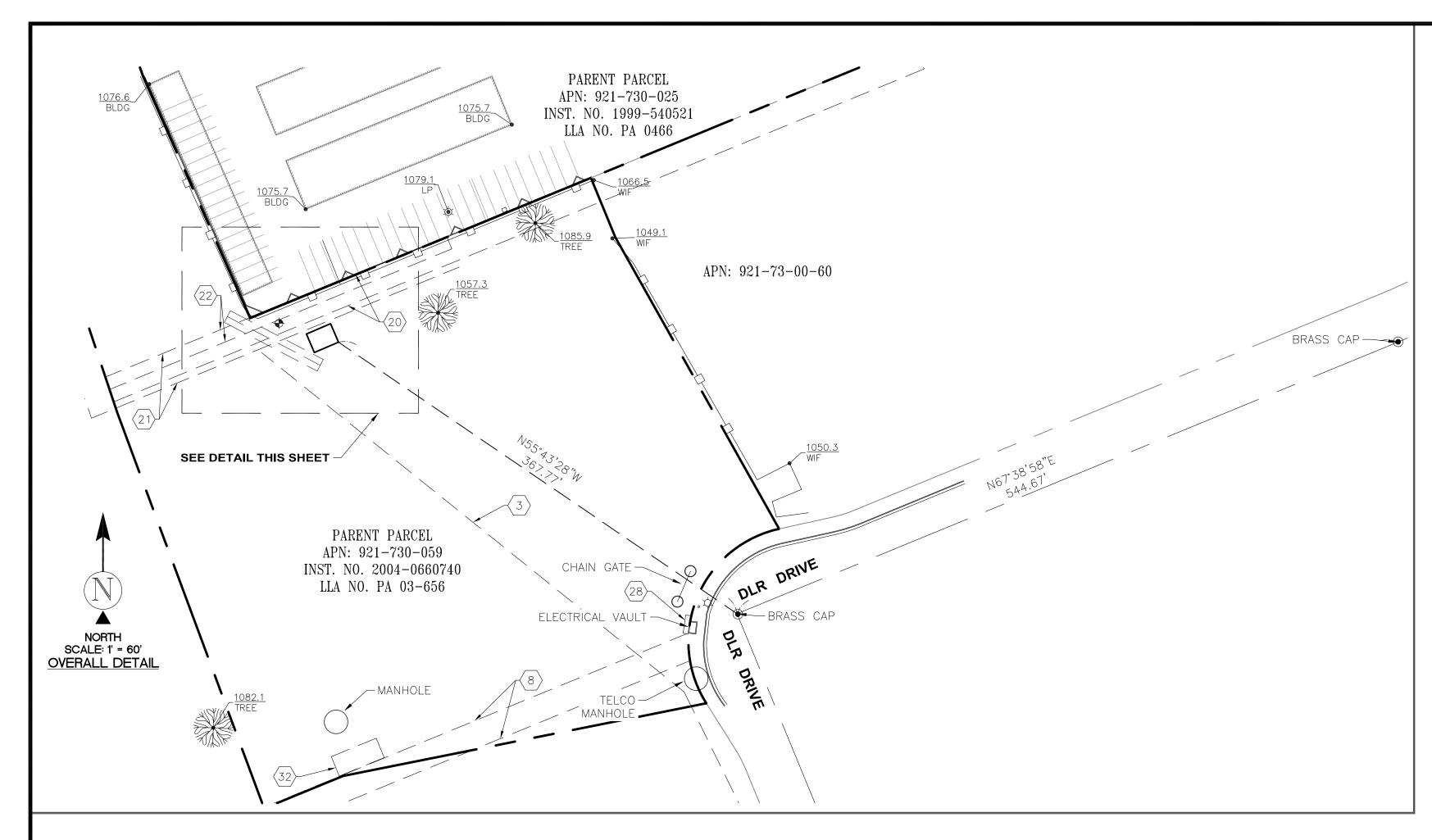
CSL02031

42069 DEALER DRIVE TEMECULA, CA 92591 RIVERSIDE COUNTY

> SHEET TITLE NOTES

SHEET NUMBER

LS-2



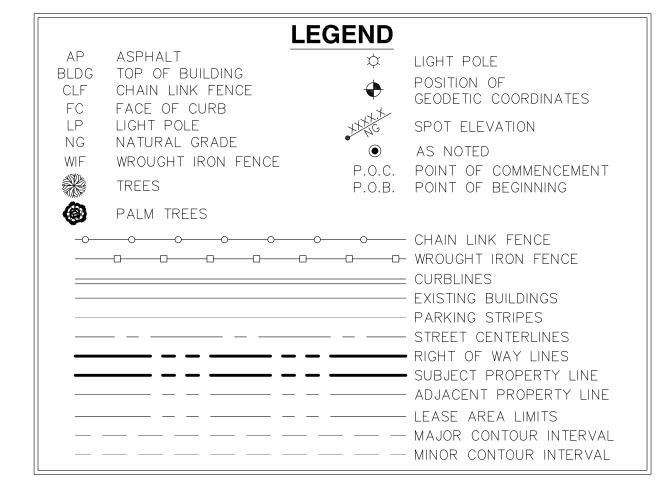
LEASE AREA LEGAL DESCRIPTION

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:
PARCEL A OF 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:

CONCAVE

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,

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-OFWAY 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

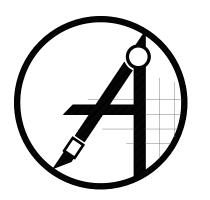
HAVING A RADIUS OF 88 FEET, A
RADIAL LINE OF SAID CURVE FROM SAID POINT BEARS
SOUTH 12° 21' 52" EAST; THENCE ALONG SAID CURVE AND
GENERAL WESTERLY LINE SOUTHWESTERLY AND SOUTHERLY
168.89 FEET THROUGH A CENTRAL ANGLE OF 109° 57' 49"
TO THE SOUTHERLY TERMINUS OF SAID CURVE; THENCE
NONTANGENT FROM SAID 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

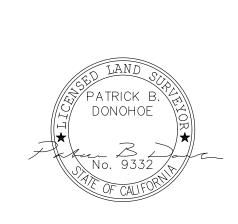


ambit consulting

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



ĺ			
	Е	07/09/2020	COORDINATES (NS)
	D	09/30/19	REVISE LEASE (NS)
	С	04/18/19	COMMENTS (NS)
	В	03/11/19	TITLE & DESIGN (MW)
	А	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

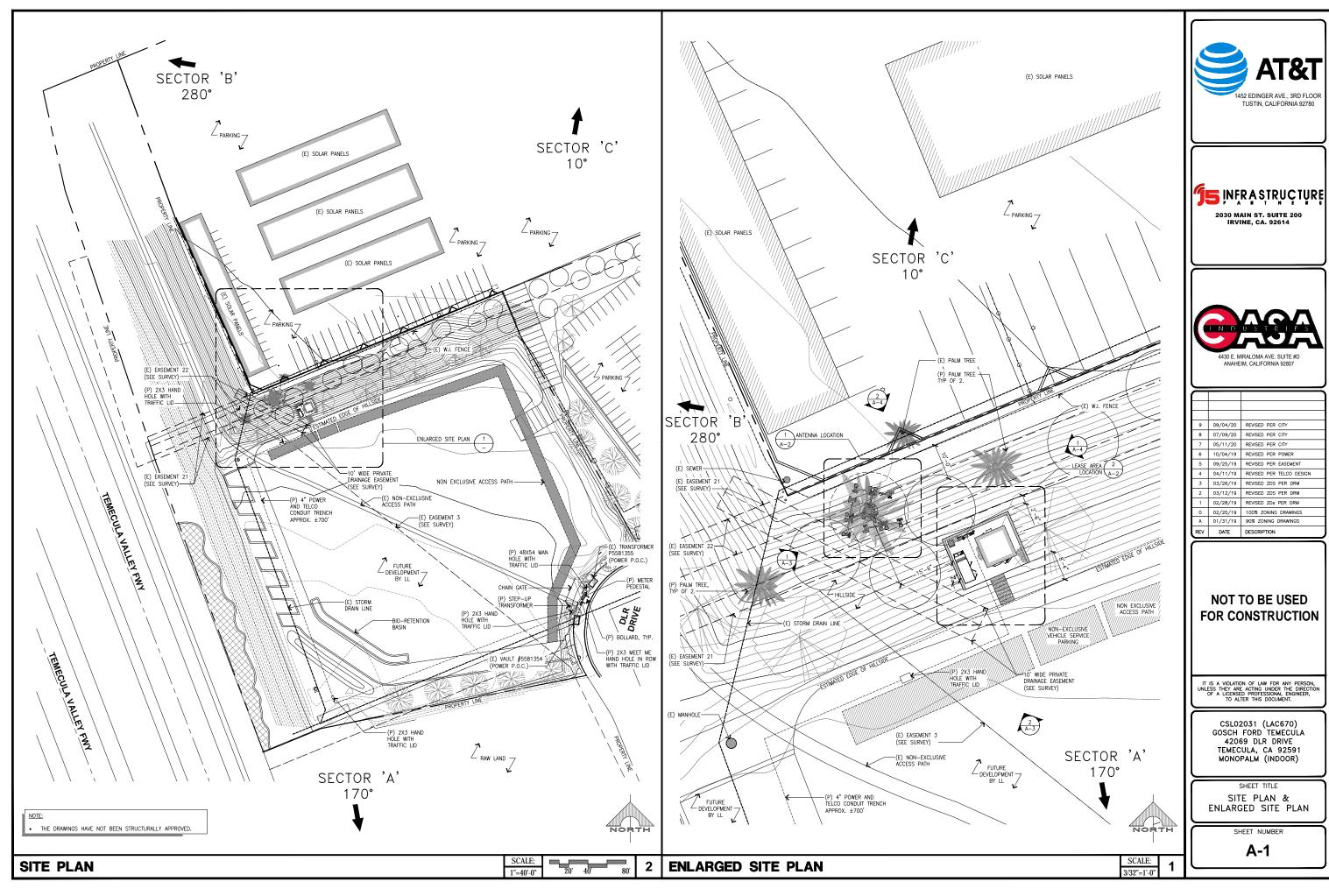
42069 DEALER DRIVE TEMECULA, CA 92591 RIVERSIDE COUNTY

SHEET TITLE

LEGALS

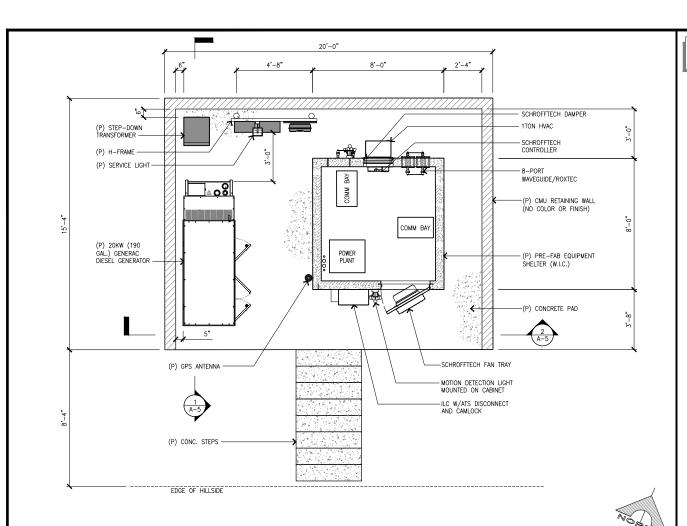
SHEET NUMBER

LS-3









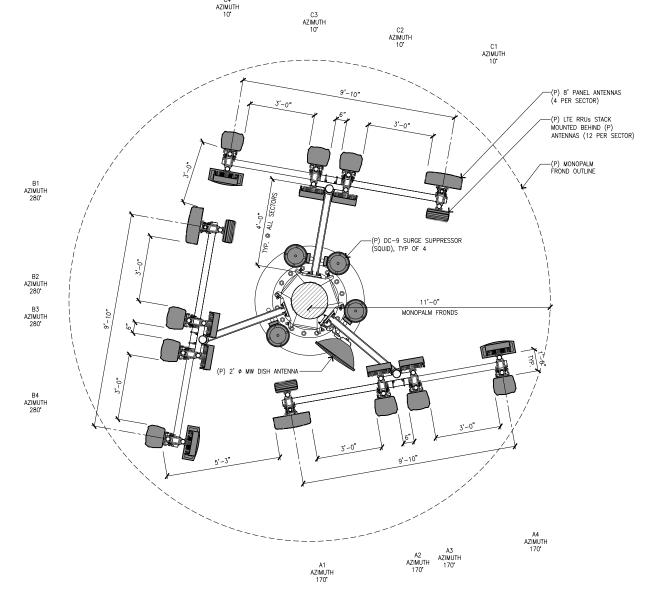
LEASE AREA PLAN

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

PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS									
SECTOR PF		PROPOSED	PROPOSED ANTENNA		ANTENNA	RAD	TRANSMISSION LINES (LENGTH FT +/-)		
SEC	IUK	TECHNOLOGY	AIR/HEX/8-PORT	SIZE (4'; 6'; 8')	AZIMUTH	CENTER	JUMPER	DC CABLE (AWG #8)	
H.	A1	LTE	8-PORT PANEL ANTENNA	8'	170*	41'-0"	<12'	+/- 100'	
SECT0R	A2	LTE	8-PORT PANEL ANTENNA	8'	170*	41'-0"	<12'	+/- 100'	
ALPHA	А3	LTE	8-PORT PANEL ANTENNA	8'	170*	41'-0"	<12'	+/- 100'	
A	A4	LTE	8-PORT PANEL ANTENNA	8'	170°	41'-0"	<12'	+/- 100'	
œ	A1	LTE	8-PORT PANEL ANTENNA	8'	280°	41'-0"	<12'	+/- 100'	
SECT0R	A2	LTE	8-PORT PANEL ANTENNA	8'	280°	41'-0"	<12'	+/- 100'	
BETA S	А3	LTE	8-PORT PANEL ANTENNA	8'	280°	41'-0"	<12'	+/- 100'	
8	A4	LTE	8-PORT PANEL ANTENNA	8'	280°	41'-0"	<12'	+/- 100'	
8	A1	LTE	8-PORT PANEL ANTENNA	8'	10"	41'-0"	<12'	+/- 100'	
SECT0R	A2	LTE	8-PORT PANEL ANTENNA	8'	10"	41'-0"	<12'	+/- 100'	
GAMMA	А3	LTE	8-PORT PANEL ANTENNA	8'	10"	41'-0"	<12'	+/- 100'	
\$	A4	LTE	8-PORT PANEL	8'	10"	41'-0"	<12'	+/- 100'	

	LIE	ANTENNA	0	10	41-0 <	. IZ		/ 100
			REMOTE	RADIO UNITS (RRU'S)				
050	700			RRU LOCATIO	ON .	MINIMUM CLEARANCES		
SEC	TOR	RRU UP OR DOWN	RRU COUNT	(DISTANCE FROM A	NTENNA)	ABOVE	BELOW	SIDES
ĕ	A1	UP	3	<12'		18"	8"	8"
SECTOR	A2	UP	3	<12'		18"	8"	8"
ALPHA :	A3	UP	3	<12'		18"	8"	8"
F	A4	UP	3	<12'		18"	8"	8"
œ	B1	UP	3	<12'		18"	8"	8"
SECTOR	B2	UP	3	<12'		18"	8"	8"
BETA S	B3	UP	3	<12'		18"	8"	8"
8	B4	UP	3	<12'		18"	8"	8"
<u>۳</u>	C1	UP	3	<12'		18"	8"	8"
SECTOR	C2	UP	3	<12'		18"	8"	8"
GAMMA	C3	UP	3	<12'		18"	8"	8"
₹	C4	LIP	3	<12°		18"	8"	8"

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









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
4	04/11/19	REVISED PER TELCO DESIGN
3	03/26/19	REVISED ZDS PER DRM
2	03/12/19	REVISED ZDS PER DRM
1	02/28/19	REVISED ZDs PER DRM
0	02/20/19	100% ZONING DRAWINGS
Α	01/31/19	90% ZONING DRAWINGS
REV	DATE	DESCRIPTION

NOT TO BE USED FOR CONSTRUCTION

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

SHEET TITLE

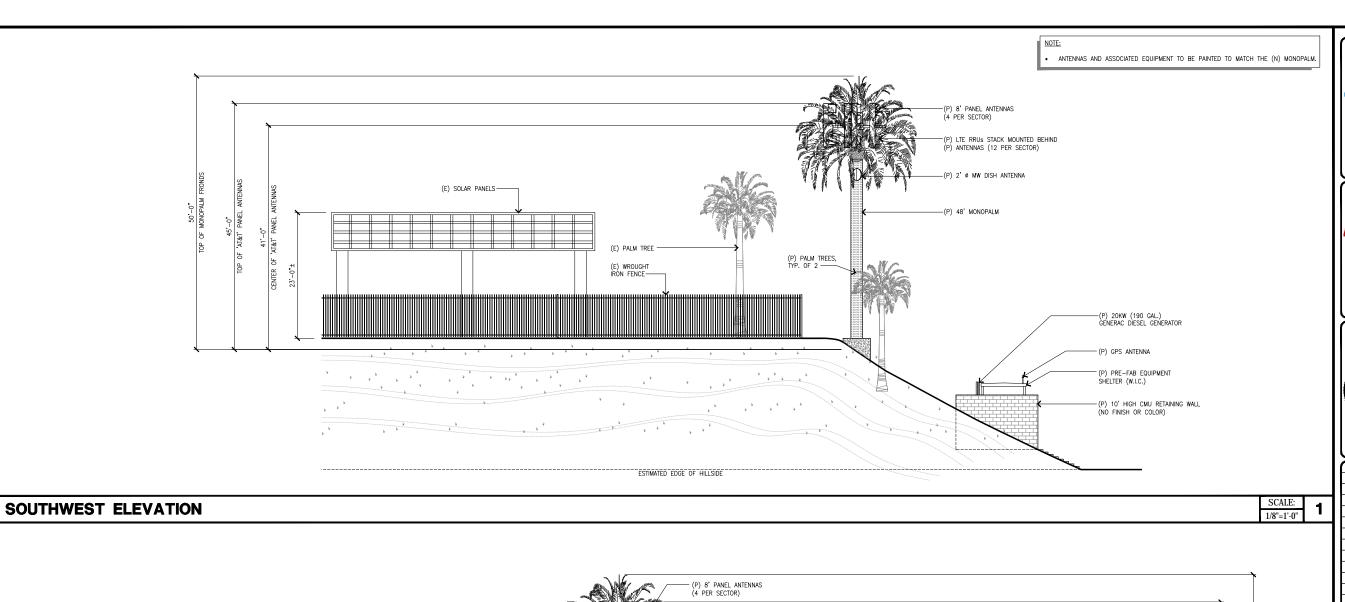
EQUIPMENT/ANTENNA PLAN AND ANTENNA/RRU SCHEDULE

SHEET NUMBER

A-2

ANTENNA PLAN ANTENNA AND RRU SCHEDULE

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









	ـــــا ۱		
	1 L		
	I L		
	9	09/04/20	REVISED PER CITY
1	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
	4	04/11/19	REVISED PER TELCO DESIGN
	3	03/26/19	REVISED ZDS PER DRM
	2	03/12/19	REVISED ZDS PER DRM
	1	02/28/19	REVISED ZDs PER DRM
	0	02/20/19	100% ZONING DRAWINGS
	Α	01/31/19	90% ZONING DRAWINGS
	REV	DATE	DESCRIPTION
	=		

NOT TO BE USED FOR CONSTRUCTION

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

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

SHEET TITLE

ELEVATIONS

SHEET NUMBER

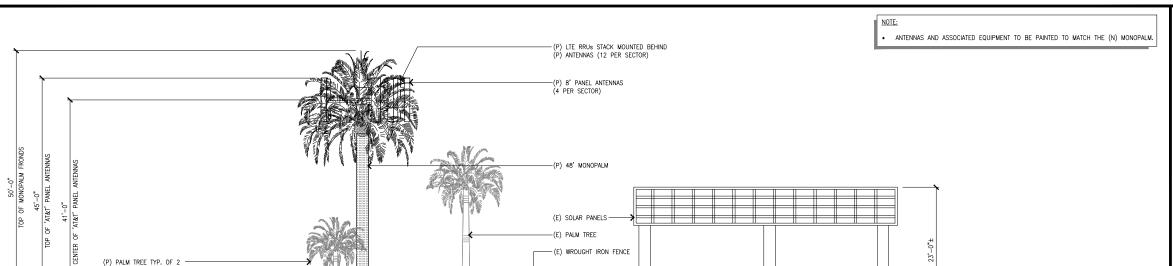
SCALE:

1/8"=1'-0"

A-3

(P) 8' PANEL ANTENNAS (4 PER SECTOR) (P) AVIENNAS (12 PER SECTOR) (E) SOLAR PANELS (P) PAIN TREES, (P) P
(P) PALM TREES, TYP. OF 2 (E) WROUGHT IRON FENCE
(P) GPS ANTENNA (P) PRE—FAB EQUIPMENT SHELTER (W.I.C.)
(P) 20KW (190 GAL.) GENERAC DIESEL GENERATOR (P) 10' HIGH CMU RETAINING WALL (NO FINISH OR COLOR) ESTIMATED EDGE OF HILLSIDE

SOUTHEAST ELEVATION









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

	L			`
4	9	•	09/04/20	REVISED PER CITY
1	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
	4		04/11/19	REVISED PER TELCO DESIGN
	3	,	03/26/19	REVISED ZDS PER DRM
	2		03/12/19	REVISED ZDS PER DRM
	1		02/28/19	REVISED ZDs PER DRM
	0		02/20/19	100% ZONING DRAWINGS
	Α		01/31/19	90% ZONING DRAWINGS
	RE	v	DATE	DESCRIPTION

NOT TO BE USED FOR CONSTRUCTION

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

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

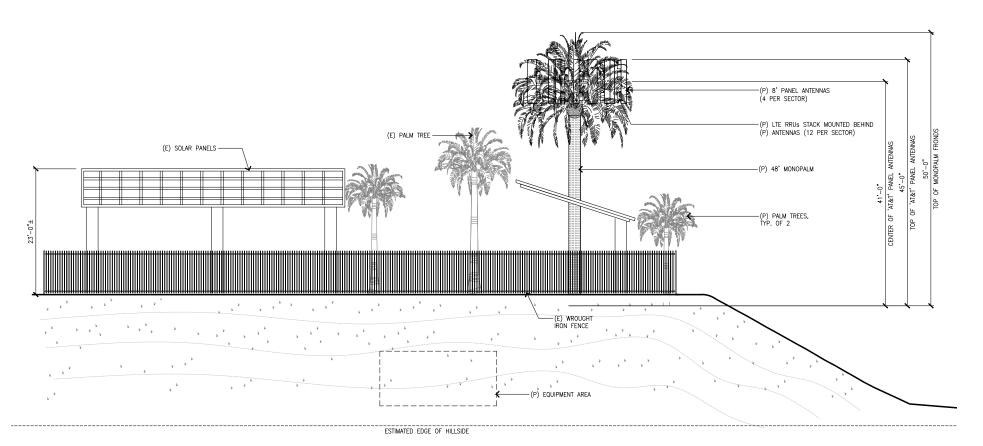
SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4

NORTHEAST ELEVATION 1/8"=1'-0" 1



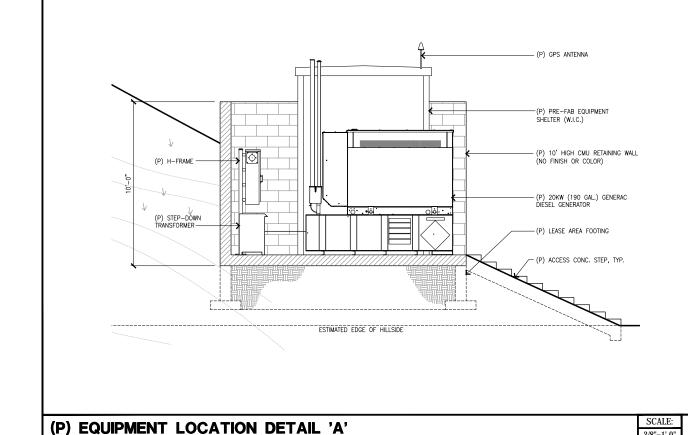
NORTHWEST ELEVATION

(P) GPS ANTENNA

(P) PRE-FAB EQUIPMENT SHELTER (W.I.C.)

(P) 10' HIGH CMU RETAINING WALL (NO FINISH OR COLOR)

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









	l C			
	П			
1	П	9	09/04/20	REVISED PER CITY
	ΙГ	œ	07/09/20	REVISED PER CITY
	ΙГ	7	05/11/20	REVISED PER CITY
	П	6	10/04/19	REVISED PER POWER
	П	5	09/25/19	REVISED PER EASEMENT
	П	4	04/11/19	REVISED PER TELCO DESIGN
		3	03/26/19	REVISED ZDS PER DRM
	П	2	03/12/19	REVISED ZDS PER DRM
	П	1	02/28/19	REVISED ZDs PER DRM
		0	02/20/19	100% ZONING DRAWINGS
		Α	01/31/19	90% ZONING DRAWINGS
		REV	DATE	DESCRIPTION

NOT TO BE USED FOR CONSTRUCTION

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

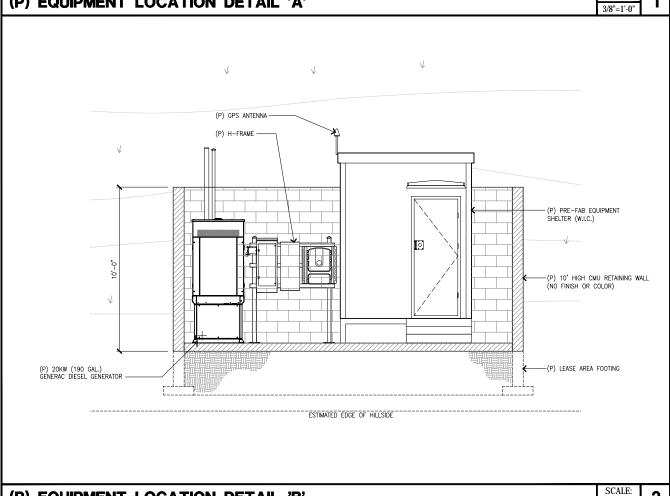
CSL02031 (LAC670) GOSCH FORD TEMECULA 42069 DLR DRIVE TEMECULA, CA 92591 MONOPALM (INDOOR)

SHEET TITLE EQUIPMENT LOCATION DETAIL

SHEET NUMBER

3/8"=1'-0"

A-5



(P) EQUIPMENT LOCATION DETAIL 'B'



CSL02031 (LAC670)

GOSCH FORD TEMECULA

42069 DLR DRIVE, TEMECULA, CALIFORNIA 92591







PROPOSED



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.



CSL02031 (LAC670)

GOSCH FORD TEMECULA

42069 DLR DRIVE, TEMECULA, CALIFORNIA 92591









ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.

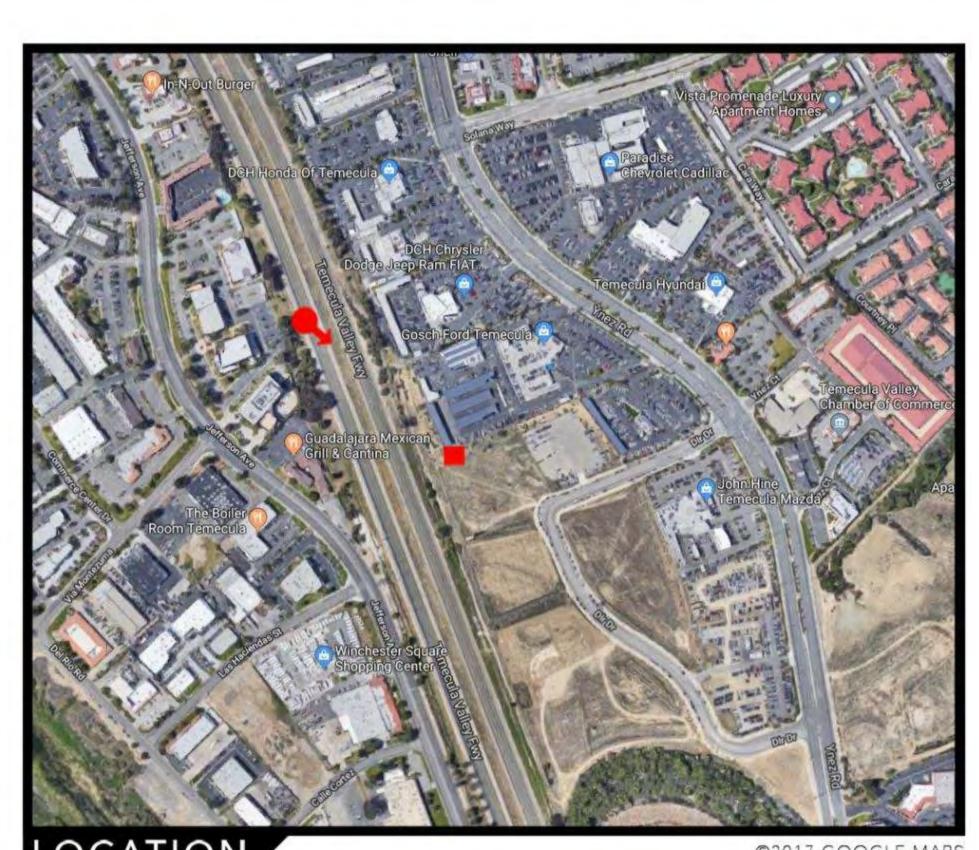


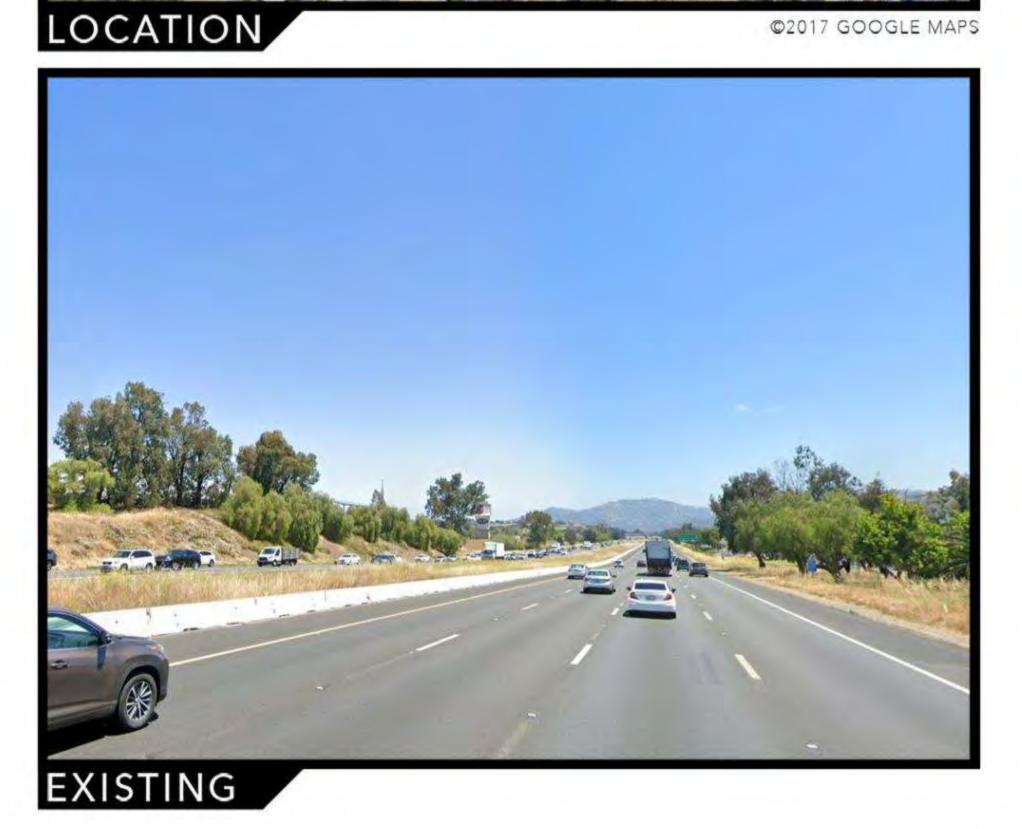
CSL02031 (LAC670)

GOSCH FORD TEMECULA

42069 DLR DRIVE, TEMECULA, CALIFORNIA 92591









INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.