1452 EDINGER AVE. 3RD FLOOR

TUSTIN, CA 92780

65 POST, SUITE 1000

IRVINE, CA 92618 TEL: (949) 553-8566

www.eukongroup.com

CHECKED BY

DESCRIPTION

PLANNING COMMENTS

2022 CALIFORNIA BUILDING CODE

ANY LOCAL BUILDING CODE AMENDMENTS

2022 CALIFORNIA ELECTRIC CODE CITY/COUNTY ORDINANCES 2022 CALIFORNIA MECHANICAL CODE ANSI / TIA-222 STRUCTURAL CODE 2022 CALIFORNIA PLUMBING CODE NFPA 780 - LIGHTING PROTECTION CODE

HANDICAP REQUIREMENTS:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, AND IS EXEMPTED FROM ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH 2022 CALIFORNIA BUILDING CODE SECTION 11B-203.5.

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

GENERAL NOTES

REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

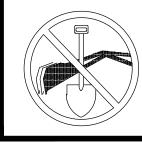
OF JURISDICTIONAL PERMITTED PLANS IS DONE AT CONTRACTORS OWN RISK.

FOR "SPECIAL INSPECTIONS" SPECIFIC TO THIS PROJECT PURSUANT TO CBC SECTION 1704.3, SEE SHEET T-4, "STATEMENT OF SPECIAL INSPECTIONS"

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.

FULL SIZE = 24"x36". ANY OTHER SIZE PRINT IS NOT ORIGINAL SCALE.

ALL INDICATED DIMENSIONS SHALL TAKE PRECEDENT OVER SCALED DIMENSIONS.



UNDERGROUND SERVICE ALERT UTILITY NOTIFICATION CENTER OF CALIFORNIA (800) 422-4133 WWW.CALIFORNIA811.ORG

CALL 2-14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION



SITE NUMBER: CLL03466

PACE#: MRLOS071133 FA#: 10154133 USID#: 331013



PROJECT: NSB SITE TYPE: MONOPINE SITE ADDRESS: 2065 PLACENTIA AVE. COSTA MESA, CA 92627

VICINITY MAP AERIAL VIEW Congress St The Puppy Playhouse Dogwood St Cedar Pl

DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE AT 1452 EDINGER AVE, TUSTIN, CA 92780

DEPART 1452 EDINGER AVE AND HEAD SOUTHWEST 9. TURN LEFT ONTO PLACENTIA AVE. TOWARD AT&T. 10. TURN RIGHT.

11. TURN RIGHT

- TURN RIGHT ONTO AT&T.
 - TURN LEFT ONTO EDINGER AVE. 12. DESTINATION WILL BE ON THE RIGHT.
- 6. USE THE RIGHT LANE TO TAKE EXIT 3 TOWARD 22ND ST/VICTORIA ST.

APPROVALS

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

APPROVED BY:	DATE:
AT&T RF ENGINEER:	
AT&T OPERATIONS:	
SAQ MANAGER:	
PROJECT MANAGER:	
ZONING VENDOR:	
LEASING VENDOR:	
ZONING MANAGER:	
PROPERTY OWNER:	

PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES TO INSTALL A WIRELESS COMMUNICATIONS FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- (1) PROPOSED 55'-0" HIGH MONOPINE
- (12) PROPOSED AT&T PANEL ANTENNAS
- (48) PROPOSED AT&T RRUS
- (8) PROPOSED AT&T DC9 SURGE SUPPRESSORS
- (1) PROPOSED AT&T DC50 SURGE SUPPRESSORS
- (2) PROPOSED AT&T GPS ANTENNAS
- (1) PROPOSED AT&T POWER PLANT
- (2) PROPOSED AT&T UTILITY TRENCHES
- (1) PROPOSED AT&T CIENA PANEL
- (1) PROPOSED AT&T TELCO BOX
- (1) PROPOSED AT&T ELECTRICAL PANEL
- (2) PROPOSED AT&T PURCELL (STACKED)

EQUIPMENT AND GENERATOR PLAN

ANTENNA PLAN AND SCHEDULE

ELEVATIONS

A-4.1 | ELEVATIONS

PROPOSED AT&T 20KW 54 GAL. TANK DIESEL BACK-UP GENERATOR (UNDER SEPARATE PERMIT IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT. CHECKED BY: SHEET INDEX **DESCRIPTION** ZONING TITLE SHEET **DRAWINGS** SITE SURVEY SUBMITTALS LS-2 | SURVEY DETAIL LS-3 NOTES 90% ZONING DRAWINGS SITE PLAN 100% ZONING DRAWINGS ENLARGED SITE PLAN 100% ZONING DRAWINGS

2			
2			
2			
		PROJE	CT INFORM

03/28/25

MATION

CLL03466

2065 PLACENTIA AVE. COSTA MESA, CA 92627

SHEET TITLE

TITLE SHEET

SHEET NUMBER

SITE INFORMATION PROPERTY OWNER: KINDRA ROBERTS TOWER OWNER: ADDRESS: ADDRESS: kroberts@publicstorage.com 818-294-9660 TOWER CO SITE ID: N/A COUNTY: **ORANGE COUNTY** TOWER APP NUMBER: N/A ZONING JURISDICTION: CITY OF COSTA MESA LATITUDE (NAD 83): 33° 38' 58.22" N MG- GENERAL INDUSTRIAL 33.649506° ZONING DISTRICT: PARCEL NUMBER: 422-291-04 LONGITUDE (NAD 83): 117° 56' 00.97" W -117.933603° OCCUPANCY GROUP: EQUIPMENT LEASE AREA: 120 S.F CONSTRUCTION TYPE: II-B ANTENNA LEASE AREA: 415 S.F POWER COMPANY: SCE TOTAL LEASE AREA: 535 S.F TELEPHONE COMPANY: EXTENET

PROJECT TEAM

PROJECT MANAGER: 1452 EDINGER AVE, 3RD FLOOR **TUSTIN, CA 92780** CONTACT: TY LOGAN-BURKS PHONE: (925) 549-4671

SITE ACQUISITION: **EUKON GROUP** 65 POST, SUITE 1000 **IRVINE, CA 92618** CONTACT: JOHN MCDONALD PHONE: (949) 994-0363 EMAIL: tl784a@att.com EMAIL: john.mcdonald@eukongroup.com EMAIL: rich.brunet@eukongroup.com

RF ENGINEER 1452 EDINGER AVE, 3RD FLOOR 65 POST, SUITE 1000 **TUSTIN, CA 92780** CONTACT: MAHESH KOLUR PHONE: (562) 412-7679

EMAIL: mk5852@att.com

EUKON GROUP IRVINE, CA 92618 CONTACT: JOHN MCDONALD

PHONE: (949) 994-0363

2600 MICHELSON DRIVE #500 **IRVINE, CA 92612** CONTACT: SAMUEL GOUVEIA PHONE: (760) 481-2424

CONSTRUCTION:

EMAIL: john.mcdonald@eukongroup.com EMAIL: samuel.gouveia@jacobs.com

A&E CONTACT:

EUKON GROUP

IRVINE, CA 92618

65 POST, SUITE 1000

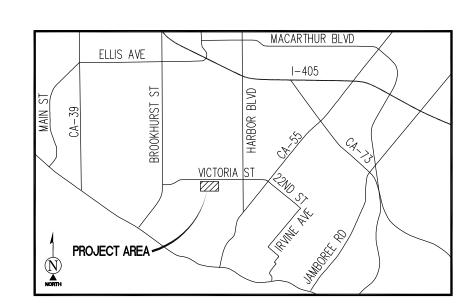
PHONE: (949) 899-5597

CONTACT: RICH BRUNET

8. TURN RIGHT ONTO VICTORIA ST.

4. USE THE LEFT 2 LANES TO TURN LEFT TO MERGE ONTO MERGE ONTO CA-55 S.

USE THE RIGHT LANE TO MERGE ONTO NEWPORT BLVD.



VICINITY MAP N.T.S.

SURVEY DATE 03/21/2024

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA ZONE SIX STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2019.25). DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE SMARTNET REFERENCE NETWORK.

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 18' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' 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 SIX STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99996184

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 #06059C0268J, DATED 12/3/2009

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 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES

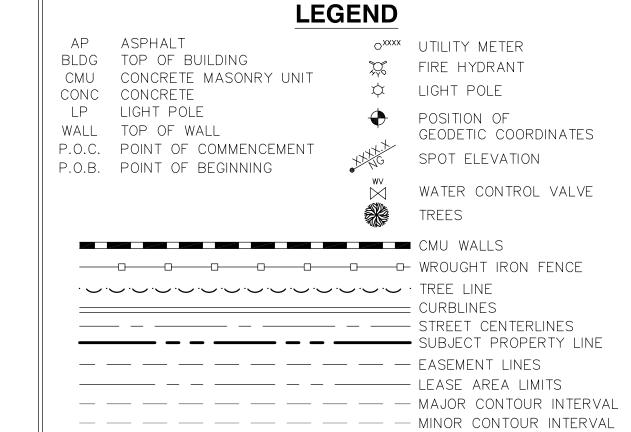
CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

THE BOUNDARY LINES SHOWN HEREON ARE BASED ON MAPS OF RECORD AND DEED INFORMATION AS PROVIDED BY A TITLE REPORT AND A SEARCH OF THE COUNTY RECORDER AND SURVEYOR ONLINE DATABASE. A FIELD SURVEY HAS BEEN PERFORMED AND MONUMENTATION HAS BEEN RECOVERED TO PLACE THE RECORD INFORMATION. RECORD BEARINGS HAVE BEEN ADJUSTED TO THE BASIS OF BEARING STATEMENT SHOWN ON THIS SURVEY. THIS SURVEY DOES NOT MAKE ANY ATTEMPT TO RECONCILE ANY ERRORS IN THE RECORD MAPS OR DEEDS OF RECORD.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

POSITION OF GEODETIC COORDINATES LATITUDE 33° 38' 58.22" (33.649506°) NORTH (NAD83) LONGITUDE 117° 56' 00.97" (117.933603°) WEST (NAD83) GROUND ELEVATION @ 95.1' (NAVD88)



TEL: (949) 553-8566 www.eukongroup.com DRAWN BY: CHECKED BY: NS (A

APPLICANT:

1452 EDINGER AVENUE

3RD FLOOR

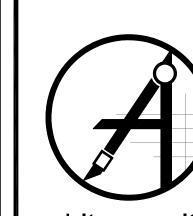
TUSTIN, CA 92780

ENGINEER:

65 POST, SUITE 1000

IRVINE, CA 92618

REVISIONS: 8/28/24 REVISE DESIGN (C) (RR | 7/23/24 | DESIGN 0 | 5/16/24 | TITLE (C) (CK A 3/27/24 PRELIMINARY (CK) REVI DATE DESCRIPTION



428 MAIN STREET HUNTINGTON BEACH, CA 92648 PH. (480) 659-4072 www.ambitconsulting.us

ambit consulting

CLL03466

2065 PLACENTIA AVENUE COSTA MESA, CA 92627

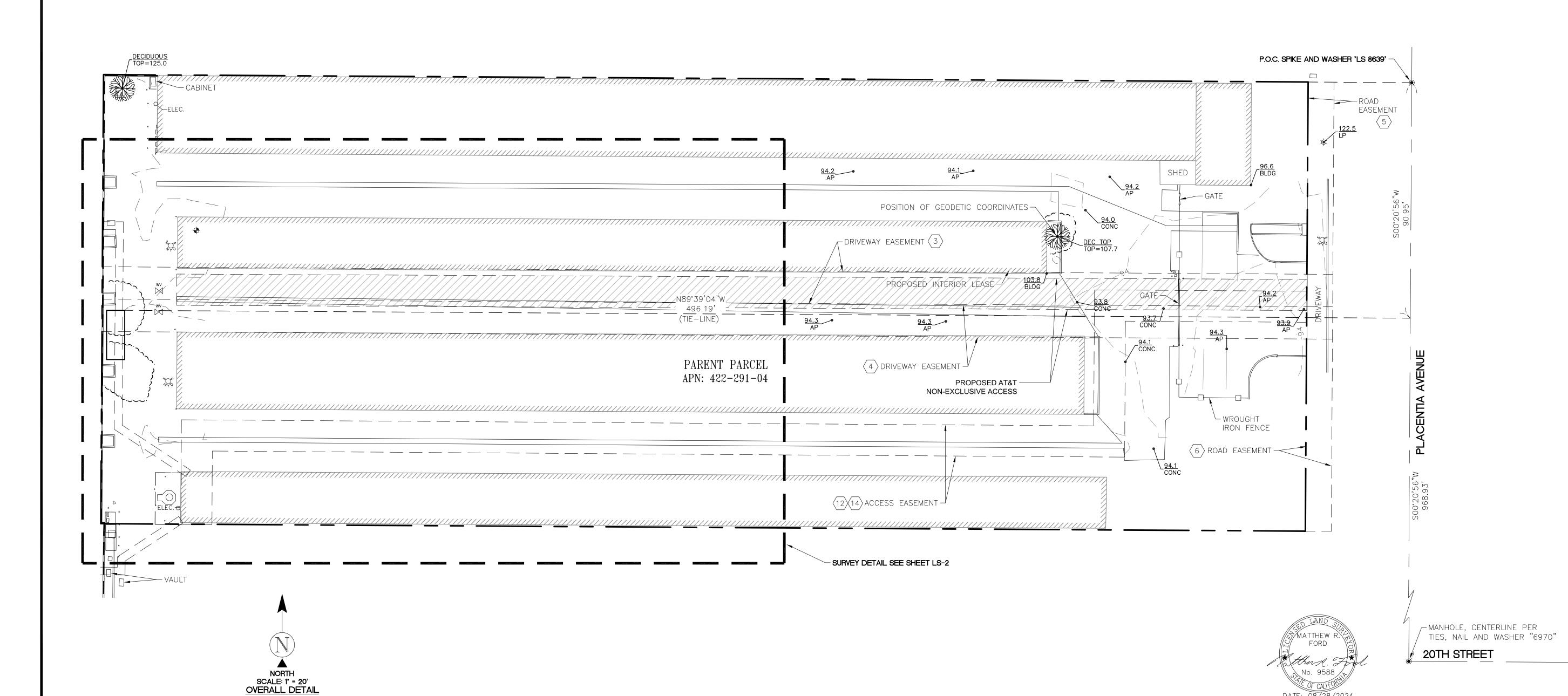
PROJECT INFORMATION:

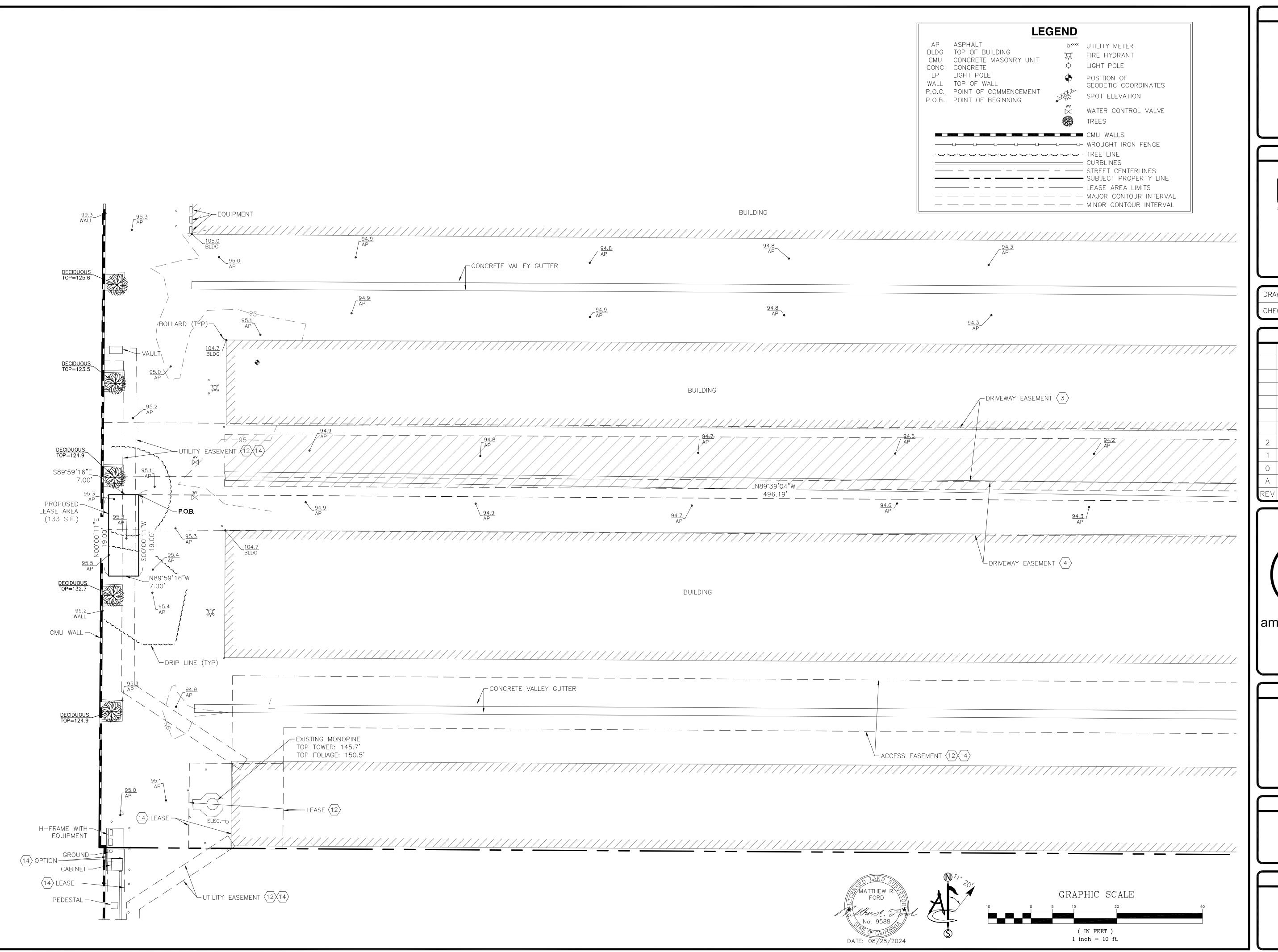
ORANGE COUNTY

SHEET TITLE:

SITE SURVEY

SHEET NUMBER:





APPLICANT:



1452 EDINGER AVENUE 3RD FLOOR TUSTIN, CA 92780



ENGINEER:

65 POST, SUITE 1000 IRVINE, CA 92618 TEL: (949) 553-8566 www.eukongroup.com

DRAWN BY:	СК
CHECKED BY:	NS (A)

		REVISIONS:	
2	8/28/24	REVISE DESIGN (C)	(CK
1	7/23/24	DESIGN	(RR)
0	5/16/24	TITLE (C)	(CK)
А	3/27/24	PRELIMINARY	(CK)
REV	DATE	DESCRIPTION	

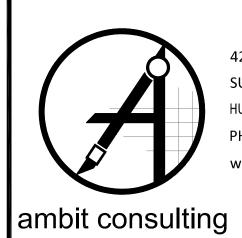
428 MAIN STREET

PH. (480) 659-4072

HUNTINGTON BEACH, CA 92648

www.ambitconsulting.us

SUITE 206



01107466

PROJECT INFORMATION:

CLL03466

2065 PLACENTIA AVENUE COSTA MESA, CA 92627

ORANGE COUNTY

SHEET TITLE:

SURVEY DETAIL

SHEET NUMBER:

LS-2

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #92024095-920-CMM-CM8, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED MARCH 5, 2024. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

2. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, 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 18, 1924
RECORDING NO: BOOK 549, PAGE 232 OF DEEDS
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. (DOES NOT AFFECT PARENT PARCEL)

3) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CHARLIE EDITH HUMPERT, AN UNMARRIED WOMEN PURPOSE: DRIVEWAY PURPOSES RECORDING DATE: MARCH 7, 1956 RECORDING NO: BOOK 3429, PAGE 180 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND

(4) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: W.T.B CAMPBELL AND ISABELLA F. CAMPBELL, HUSBAND AND WIFE PURPOSE: DRIVEWAY PURPOSES

AFFECTS: LOT 5 (AS SHOWN ON SURVEY)

AFFECTS: LOT 5 (AS SHOWN ON SURVEY)

PURPOSE: DRIVEWAY PURPOSES

RECORDING DATE: MARCH 7, 1956

RECORDING NO: BOOK 3429, PAGE 181 OF OFFICIAL RECORDS

AFFECTS: A PORTION OF SAID LAND

AFFECTS: LOT 6 (AS SHOWN ON SURVEY)

(5) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF COSTA MESA PURPOSE: STREET AND HIGHWAY RECORDING DATE: DECEMBER 6, 1967 RECORDING NO: BOOK 8457, PAGE 139 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND

6) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF COSTA MESA PURPOSE: STREET AND HIGHWAY RECORDING DATE: DECEMBER 6, 1967 RECORDING NO: BOOK 8457, PAGE 142 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AFFECTS: LOT 6 (AS SHOWN ON SURVEY)

7. 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: REDEVELOPMENT PROJECT AREA NO.

RECORDING DATE: DECEMBER 10, 1979
RECORDING NO: 11557, BOOK 13427, PAGE 402 OF OFFICIAL
RECORDS (BLANKET IN NATURE)

8. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: LAND USE RESTRICTION DATED: JANUARY 7, 1985
EXECUTED BY: PUBLIC STORAGE, INC.
RECORDING DATE: JANUARY 21, 1985
RECORDING NO: 85-21962 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.

ENTITLED: LAND USE RESTRICTION

DATED: MAY 22, 1985

EXECUTED BY: PUBLIC STORAGE, INC.

RECORDING DATE: MAY 23, 1985

RECORDING NO: 85-188184 OF OFFICIAL RECORDS

9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

(BLANKET IN NATURE)

NATURE)

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.

(BLANKET IN NATURE)

10. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
AMOUNT: \$8,261,282.41
DATED: OCTOBER 11, 1995
TRUSTOR/GRANTOR PUBLIC STORAGE PARTNERS, LTD., A CALIFORNIA LIMITED PARTNERSHIP
TRUSTEE: CHICAGO TITLE COMPANY
BENEFICIARY: STORAGE EQUITIES. INC., A CALIFORNIA CORPORATION

CORPORATION
LOAN NO.: NONE SHOWN
RECORDING DATE: NOVEMBER 9, 1995
RECORDING NO: 95-500917 OF OFFICIAL RECORDS (BLANKET IN

SCHEDULE "B" NOTE (CONTINUED)

(LEASE UNDEFINED — NOT PLOTTED)

11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: MEMORANDUM OF SITE LEASE ACKNOWLEDGMENT (MOA)
DATED: JULY 14, 2008

EXECUTED BY: GTP TOWERS I, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ROYAL STREET COMMUNICATIONS CALIFORNIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

RECORDING DATE: AUGUST 27, 2008
RECORDING NO: 2008-408566 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL
PARTICULARS.
AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.

(12) AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: MEMORANDUM OF LEASE

LESSOR: PUBLIC STORAGE, A MARYLAND REAL ESTATE INVESTMENT TRUST LESSEE: GTP TOWERS I, LLC, A DELAWARE LIMITED LIABILITY

COMPANY
RECORDING DATE: MAY 12, 2009
RECORDING NO: 2009-235871 OF OFFICIAL RECORDS
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY
SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF
THE LESSEE ARE NOT SHOWN HEREIN.

AFFECTS: LOT 6
THE DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT"

RECORDING DATE: JULY 21, 2009
RECORDING NO.: 2009-389402 OF OFFICIAL RECORDS
AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.
AND RE-RECORDING DATE: OCTOBER 14, 2009
AND RE-RECORDING NO: 2009-559082 OF OFFICIAL RECORDS
REASON: RERECORDED TO CORRECT SEQUENCE
AND RE-RECORDING DATE: FEBRUARY 18, 2010

AND RE-RECORDING NO: 2010-78480 OF OFFICIAL RECORDS REASON: RERECORDED TO CORRECT SEQUENCE THE DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT"

RECORDING DATE: OCTOBER 14, 2009
RECORDING NO.: 2009-559081 OF OFFICIAL RECORDS
AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.
THE DOCUMENT ENTITLED "FOURTH AMENDMENT TO
COMMUNICATION FACILITY LEASE"
RECORDING DATE: NOVEMBER 6, 2009

RECORDING DATE: NOVEMBER 6, 2009
RECORDING NO.: 2009-605833 OF OFFICIAL RECORDS
AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND. (AS SHOWN ON SURVEY)

13. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
AMOUNT: \$1,999,999,999.00
DATED: MAY 29, 2015
TRUSTOR/GRANTOR GTP TOWERS I, LLC, WHETHER ONE OR MORE, A DELAWARE LIMITED LIABILITY COMPANY
TRUSTEE: LAWYERS TITLE COMPANY
BENEFICIARY: THE BANK OF NEW YORK MELLON
LOAN NO.: NONE SHOWN
RECORDING DATE: JUNE 15, 2015
RECORDING NO: 2015-308462 OF OFFICIAL RECORDS
AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.

(BLANKET IN NATURE)

14): AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: MEMORANDUM OF LEASE LESSOR: PUBLIC STORAGE PARTNERS, LTD., AS TO PARENT

PARCEL 1 AND PUBLIC STORAGE, INC., A CALIFORNIA CORPORATION, AS TO PARENT PARCEL 2 LESSEE: GTP TOWERS I, LLC, A DELAWARE LIMITED LIABILITY COMPANY

RECORDING DATE: MAY 31, 2023
RECORDING NO: 2023-127817 OF OFFICIAL RECORDS
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY
SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF
THE LESSEE ARE NOT SHOWN HEREIN.
AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND. (AS
SHOWN ON SURVEY)

15. THE EFFECT OF ANY FAILURE TO COMPLY WITH THE TERMS, COVENANTS, CONDITIONS AND PROVISIONS OF THE LEASE DESCRIBED OR REFERRED TO IN SCHEDULE A. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

16. ANY RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY MAKING INQUIRY OF THE LESSORS AND THEIR SUCCESSORS IN INTEREST, IN THE LEASE DESCRIBED OR REFERRED TO IN SCHEDULE A. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

17. ANY DEFECT IN OR INVALIDITY OF, OR OTHER MATTERS RELATING TO THE LEASEHOLD ESTATE REFERRED TO HEREIN, WHICH WOULD BE DISCLOSED BY AN EXAMINATION OF THE UNRECORDED LEASE. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

18. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER

REVIEWING SAID DOCUMENTS. (EXCEPTION IS A STANDARD

EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

LESSOR'S LEGAL DESCRIPTION (PER TITLE)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 5 AND LOT 6, IN BLOCK "A" OF TRACT MAP NO. 612, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGES 1 AND 2 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEASE AREA LEGAL DESCRIPTION

A PORTION OF LOTS 5 AND LOT 6, IN BLOCK "A" OF TRACT MAP NO. 612, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGES 1 AND 2 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SPIKE AND WASHER STAMPED LS 8639 AT THE INTERSECTION OF THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT FIVE AND THE CENTERLINE OF PLACENTIA AVENUE AS SHOWN ON TRACT NO. 17707, RECORDED AS BOOK 935, PAGES 26 THRU 28 INCLUSIVE; FROM WHICH FOUR NAILS AND WASHERS STAMPED LS 6970, AS TIES FOR MANHOLE AT THE CENTERLINE INTERSECTION OF PLACENTIA AVENUE AND 20TH STREET BEARS SOUTH 00°20'56" WEST, 968.93 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 00°20'56" WEST ALONG THE CENTERLINE OF PLACENTIA AVENUE 90.95 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 89°39'04" WEST, 496.19 FEET TO THE POINT OF BEGINNING:

THENCE SOUTH 00°00'11" WEST, 19.00 FEET; THENCE NORTH 89°59'16" WEST, 7.00 FEET; THENCE NORTH 00°00'11" EAST, 19.00 FEET; THENCE SOUTH 89°59'16" EAST, 7.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 133 SQUARE FEET (0.003 ACRES) OF LAND, MORE OR LESS.

ACCESS NOTE

RESERVING NONEXCLUSIVE RIGHT OF USE ACROSS LESSOR'S PROPERTY FOR NECESSARY APPURTENANCES TO CONSTRUCT, OPERATE, AND MAINTAIN A COMMUNICATION FACILITY FOR ITEMS SUCH AS, BUT NOT LIMITED TO INGRESS, EGRESS, PARKING, VEHICULAR MANEUVERING, EQUIPMENT, AND UTILITIES.

APPLICANT:



ENGINEER:

3RD FLOOR

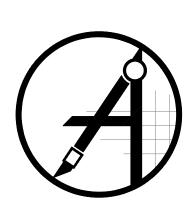
TUSTIN, CA 92780



65 POST, SUITE 1000 IRVINE, CA 92618 TEL: (949) 553-8566 www.eukongroup.com

DRAWN BY:	CK
CHECKED BY:	NS (A)

		REVISIONS:	
2	8/28/24	REVISE DESIGN (C)	(CK)
1	7/23/24	DESIGN	(RR)
0	5/16/24	TITLE (C)	(CK)
А	3/27/24	PRELIMINARY	(CK)
REV	DATE	DESCRIPTION	



428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us

ambit consulting

PROJECT INFORMATION:

CLL03466

2065 PLACENTIA AVENUE COSTA MESA, CA 92627

ORANGE COUNTY

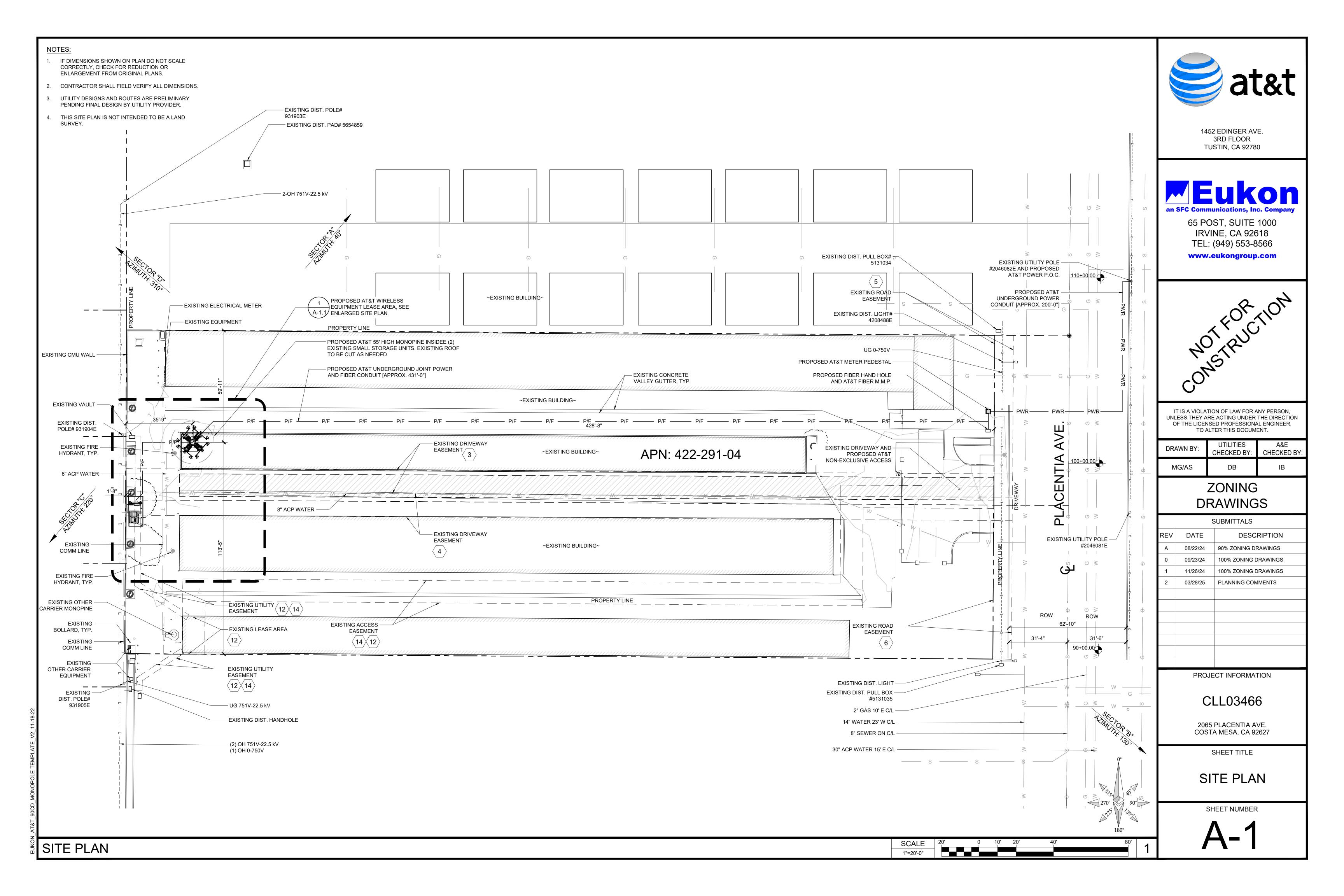
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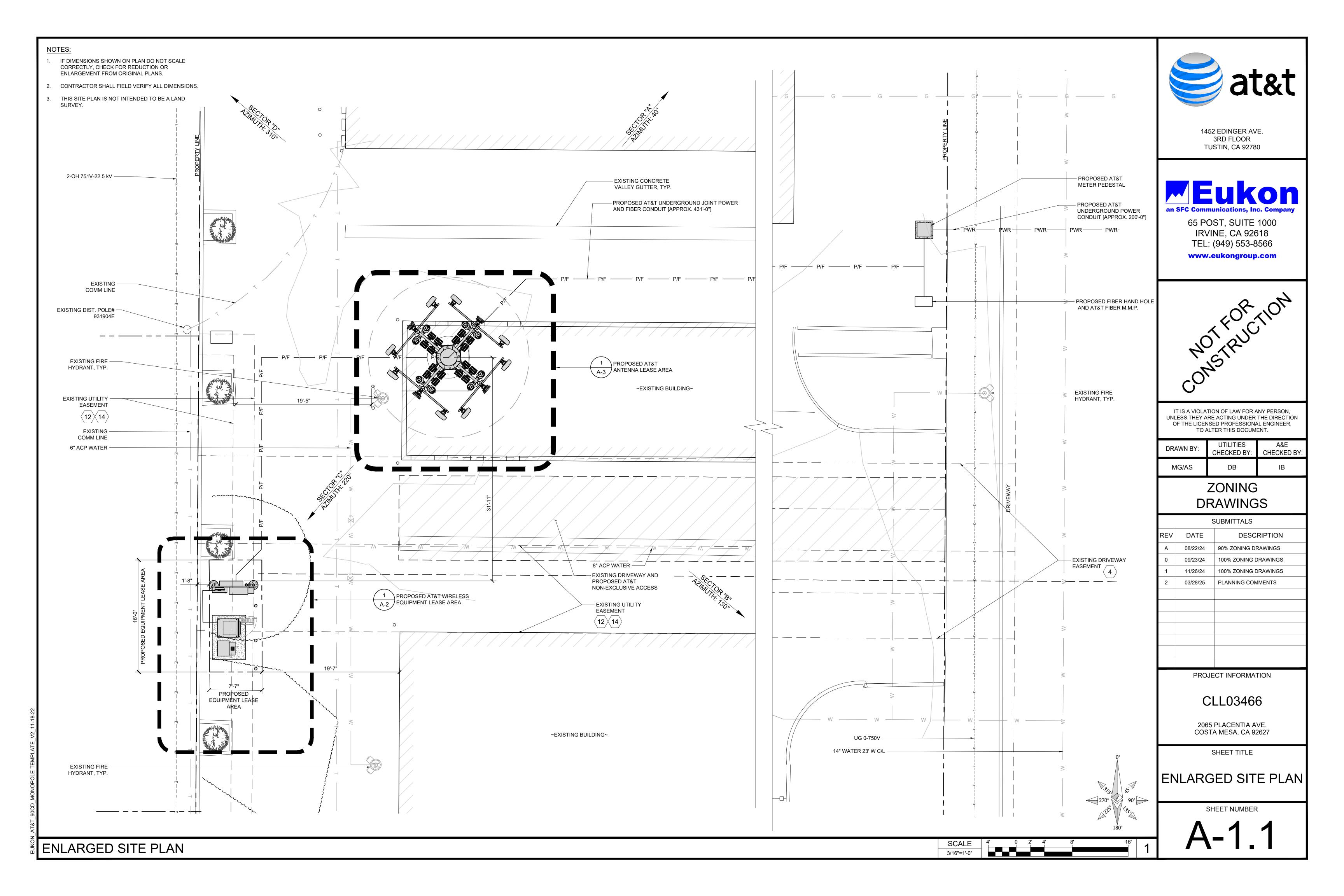
NOTES

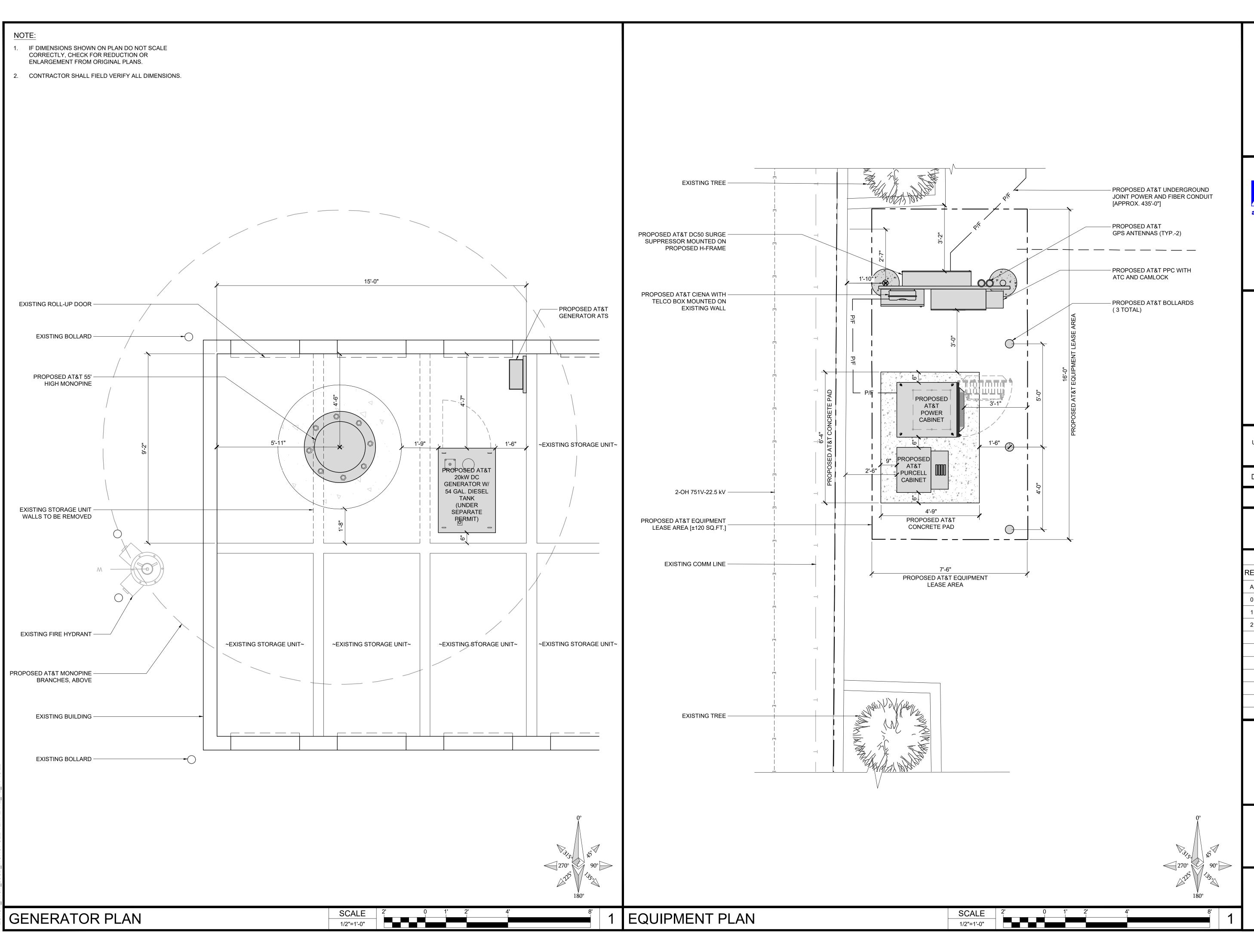
SHEET NUMBER:

LS-3

LAND SUB-MATTHEW R. FORD
FORD
No. 9588
DATE: 08/28/2024









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WOLKOLLION CONSTRUCTION

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MG/AS	DB	IB

ZONING DRAWINGS

	SUBMITTALS						
REV	DATE	DESCRIPTION					
А	08/22/24	90% ZONING DRAWINGS					
0	09/23/24	100% ZONING DRAWINGS					
1	11/26/24	100% ZONING DRAWINGS					
2	03/28/25	PLANNING COMMENTS					

PROJECT INFORMATION

CLL03466

2065 PLACENTIA AVE. COSTA MESA, CA 92627

SHEET TITLE

EQUIPMENT AND GENERATOR PLAN

SHEET NUMBER

A-2

		ANTENNA SCHEDULE (VERIFY WITH CURRENT RFDS)						
	SECTOR	TECHNOLOGY	ANTENNA MODEL	ANTENNA SIZE	ANTENNA AZIMUTH	RAD CENTER	1	MISSION BLE QTY.
_ ~	A1	LTE	PANEL ANTENNA	8'-0"	40°	46'-0"		2 FIBER
ALPHA SECTOR	A2	C-BAND	PANEL ANTENNA	2'-7"	40°	48'-6"	65'	+ 6 DC
SE	A3	LTE	PANEL ANTENNA	8'-0"	40°	46'-0"		POWER
ď	B1	LTE	PANEL ANTENNA	8'-0"	130°	46'-0"		2 FIBER
BETA SECTOR	A2	C-BAND	PANEL ANTENNA	2'-7"	130°	48'-6"	65'	+ 6 DC
SE	В3	LTE	PANEL ANTENNA	8'-0"	130°	46'-0"		POWER
۸ ۾	C1	LTE	PANEL ANTENNA	8'-0"	220°	46'-0"		2 FIBER
GAMMA SECTOR	C2	C-BAND	PANEL ANTENNA	2'-7"	220°	48'-6"	65'	+ 6 DC
G. S.	C3	LTE	PANEL ANTENNA	8'-0"	220°	46'-0"		POWER
7 12	D1	LTE	PANEL ANTENNA	8'-0"	310°	46'-0"		2 FIBER
DELTA SECTOR	D2	C-BAND	PANEL ANTENNA	2'-7"	310°	48'-6"	65'	+ 6 DC
S	D3	LTE	PANEL ANTENNA	8'-0"	310°	46'-0"		POWER

		REMOTE RADIO UI	NIT SCHEDULE			
	SECTOR		RRU LOCATION (DISTANCE FROM	MINIMUM CLEARANCES		
	SECTOR	RRU TYPE	ANTENNA)	ABOVE	BELOW	SIDES
	A1	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
실상	A1					
ALPHA SECTOR	A2	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
AL SE	A3	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	A3	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	B1	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
시	B1					
BETA SECTOR	B2	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
SEB	В3	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	В3	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	C1	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
♥ 꿈	C1					
₹	C2	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
GAMMA SECTOR	C3	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	C3	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	D1	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
⋖ 况	D1					
DELTA SECTOR	D2	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
SE(D3	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	D3	(3) ERICSSON RRU (LTE)	±15'	16"	8"	0"

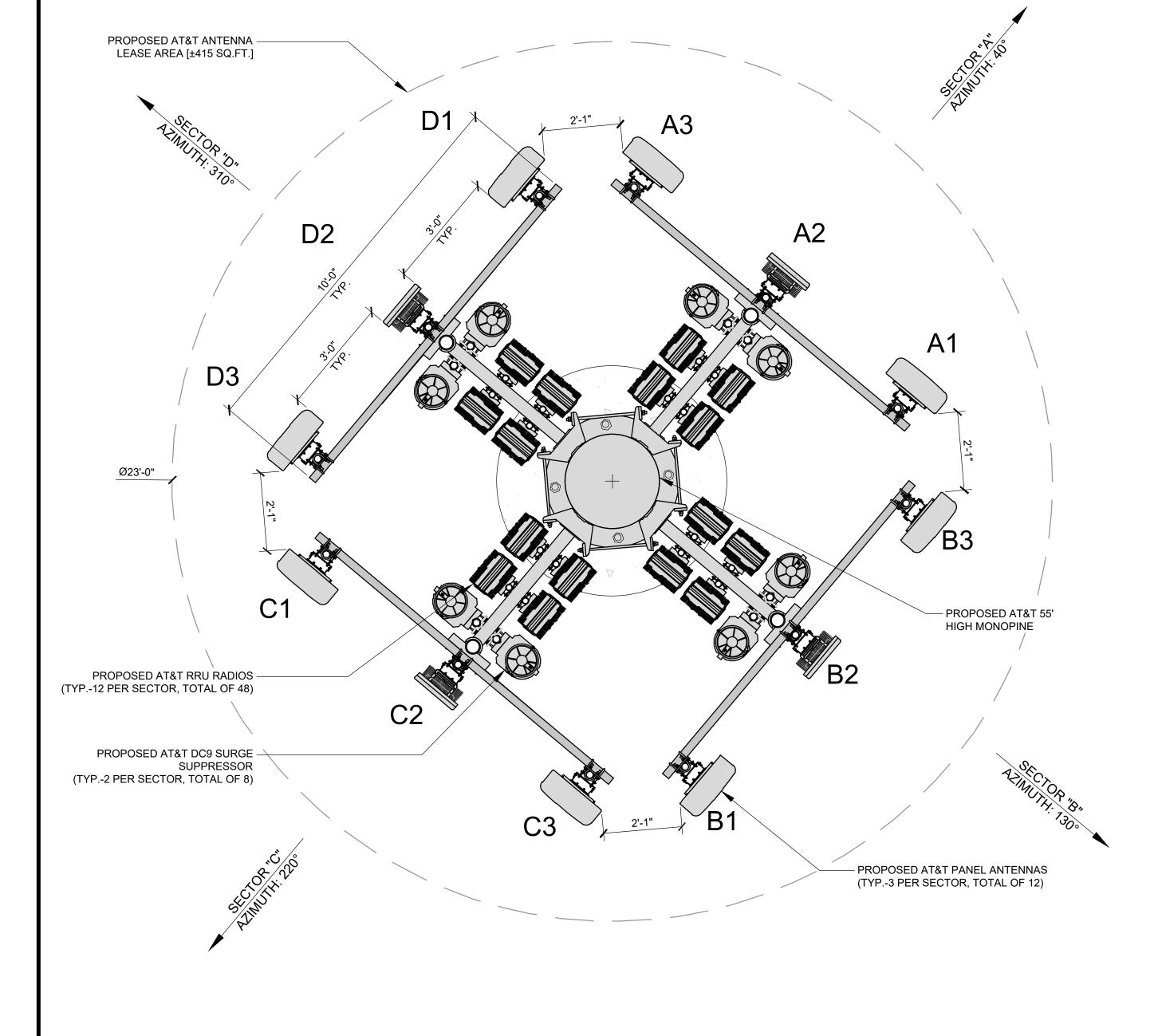
	SURGE SUPPRESSION SYSTEM SCHEDULE					
EM	MFR.	PART NUMBER	QTY	LOCATION		
	RAYCAP	DC50-48-60-96-50F	1	MOUNTED IN PROPOSED LEASE AREA		
Ś	RAYCAP	DC9-48-60-24-8C-EV	8	MOUNTED ON PROPOSED MONOPINE		

NOTES TO CONTRACTOR:

- CONTRACTOR IS TO REFER TO AT&T'S
 MOST CURRENT RADIO FREQUENCY DATA
 SHEET (RFDS) PRIOR TO CONSTRUCTION.
- 2. CABLE LENGTHS WERE DETERMINED
 BASED ON A VISUAL INSPECTION DURING
 SITE WALK. CONTRACTOR TO VERIFY
 ACTUAL LENGTH DURING
 PRE-CONSTRUCTION WALK.
- CONTRACTOR TO USE ROSENBERGER FIBER LINE HANGER COMPONENTS (OR ENGINEER APPROVED EQUAL).
- 4. CONTRACTOR TO USE CABLES SPECIFIED (OR ENGINEER APPROVED EQUAL).

NOTE:

- IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
- 2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
- ANTENNA AND MW AT&T SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.





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MG/AS	DB	IB	

ZONING DRAWINGS

	SUBMITTALS			
REV	DATE	DESCRIPTION		
Α	08/22/24	90% ZONING DRAWINGS		
0	09/23/24	100% ZONING DRAWINGS		
1	11/26/24	100% ZONING DRAWINGS		
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PROJECT INFORMATION

CLL03466

2065 PLACENTIA AVE. COSTA MESA, CA 92627

SHEET TITLE

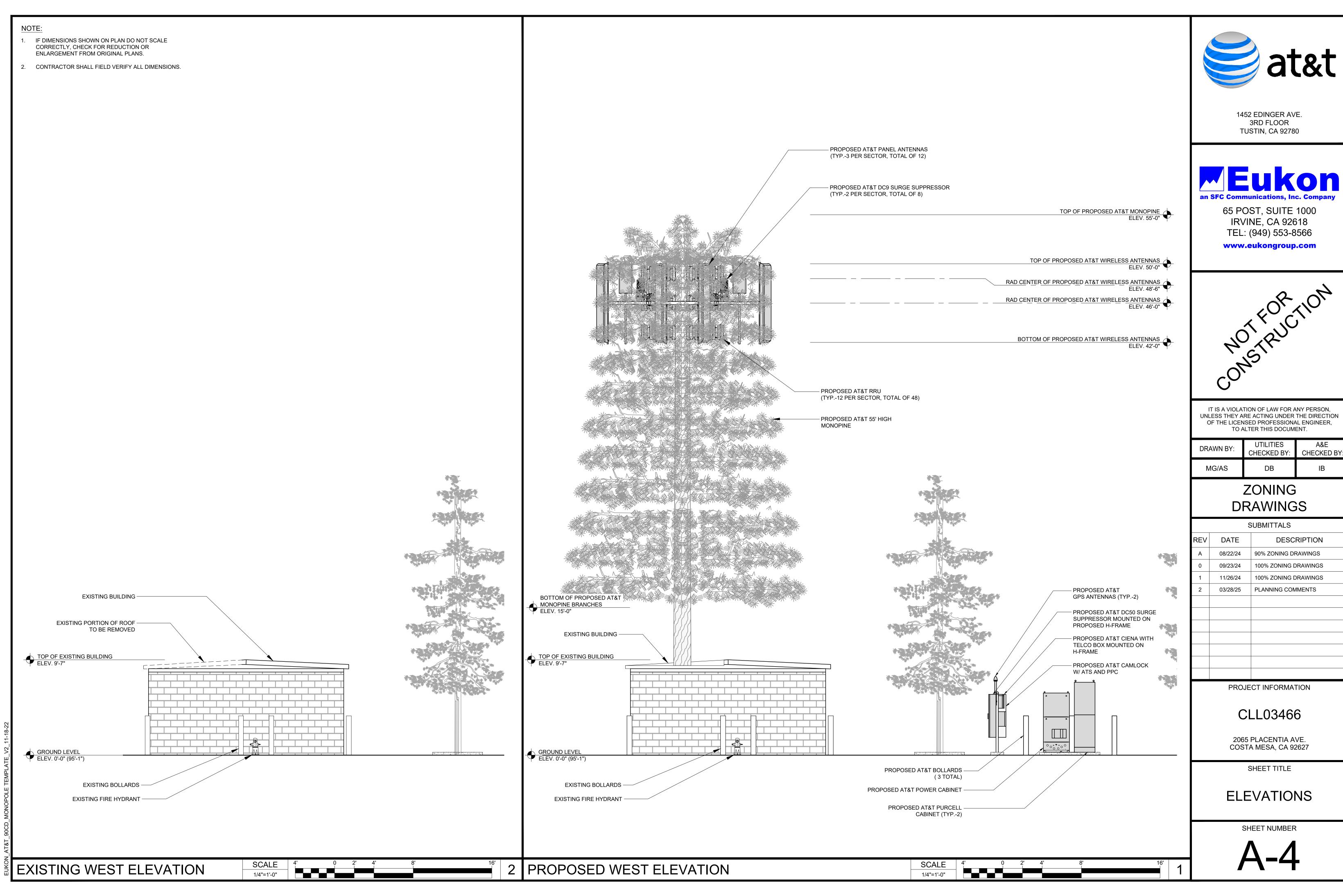
ANTENNA PLAN AND SCHEDULE

SHEET NUMBER

A-3

2 ANTENNA PLAN

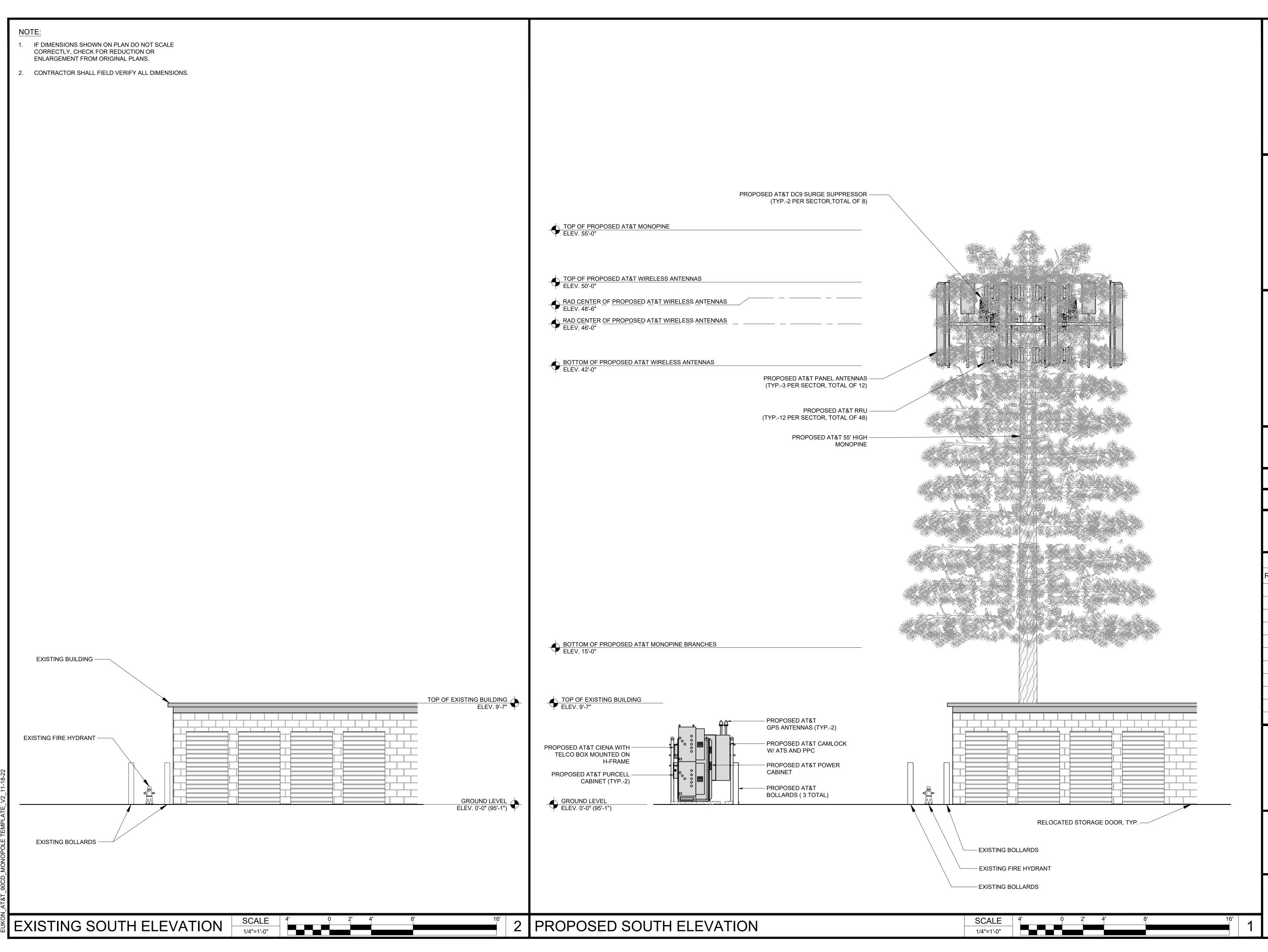
_90CD_MONOPOLE TEMPLATE_V2_11-18-22







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PROJECT INFORMATION

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2065 PLACENTIA AVE. COSTA MESA, CA 92627

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4.1