

CODE COMPLIANCE

ALL WORK 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 CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2025 CALIFORNIA ADMINISTRATIVE CODE

2. 2025 CALIFORNIA BUILDING CODE

3. 2025 CALIFORNIA ELECTRIC CODE

4. 2025 CALIFORNIA MECHANICAL CODE

5. 2025 CALIFORNIA PLUMBING CODE
6. 2025 CALIFORNIA FIRE CODE

7. ANY LOCAL BUILDING CODE AMENDMENTS

8. CITY/COUNTY ORDINANCES

9. ANSI / TIA-222 STRUCTURAL CODE

10. NFPA 780 - LIGHTING PROTECTION CODE

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, AND IS EXEMPTED FROM ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH 2025 CALIFORNIA BUILDING CODE SECTION 11B-203.5.

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN 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 NEW.

GENERAL NOTES

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN 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 NEW.

IF CONTRACTOR ENCOUNTERS CONDITIONS IN FIELD, EITHER UNFORESEEN OR IN SOME MANNER IN CONFLICT WITH THESE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE REGISTERED DESIGN PROFESSIONAL OF SUCH CONDITIONS IN WRITING AND SHALL ACKNOWLEDGE ANY WORK DONE OUTSIDE 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.

SITE NUMBER: CLL03466

IWM JOB#: WSLOS0019397

FA#: 10154133

USID#: 331013



at&t

PROJECT: NSB

SITE TYPE: FAUX EUCALYPTUS

SITE ADDRESS: 2065 PLACENTIA AVE.

COSTA MESA, CA 92627

UMA: 2065 PLACENTIA AVE. EM

COSTA MESA, CA 92627

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 60'-0" HIGH FAUX EUCALYPTUS
- (16) PROPOSED AT&T PANEL ANTENNAS
- (12) PROPOSED AT&T RRUS
- (4) PROPOSED AT&T DC3 SURGE SUPPRESSORS
- (1) PROPOSED GMI EQUIPMENT ENCLOSURE
- (1) PROPOSED AT&T DC50 SURGE SUPPRESSOR
- (1) PROPOSED AT&T GPS ANTENNA
- (1) PROPOSED AT&T WALK-UP CABINET (W.U.C.)
- (1) PROPOSED AT&T 30KW 145 GAL. TANK DIESEL BACK-UP GENERATOR
- (2) PROPOSED AT&T UTILITY TRENCHES
- (1) PROPOSED AT&T CIENA PANEL
- (1) PROPOSED AT&T TELCO BOX
- (1) PROPOSED AT&T ELECTRICAL PANEL
- (1) PROPOSED AT&T ELECTRICAL METER



1452 EDINGER AVE.
3RD FLOOR
TUSTIN, CA 92780



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

NOT FOR
CONSTRUCTION

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.

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
IB	GB	LB

ZONING
DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	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
3	01/09/26	REDESIGN
4	02/10/26	DRM COMMENTS
5	03/17/26	UTILITY COMMENTS

PROJECT INFORMATION

CLL03466

2065 PLACENTIA AVE.
COSTA MESA, CA 92627

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

SITE INFORMATION

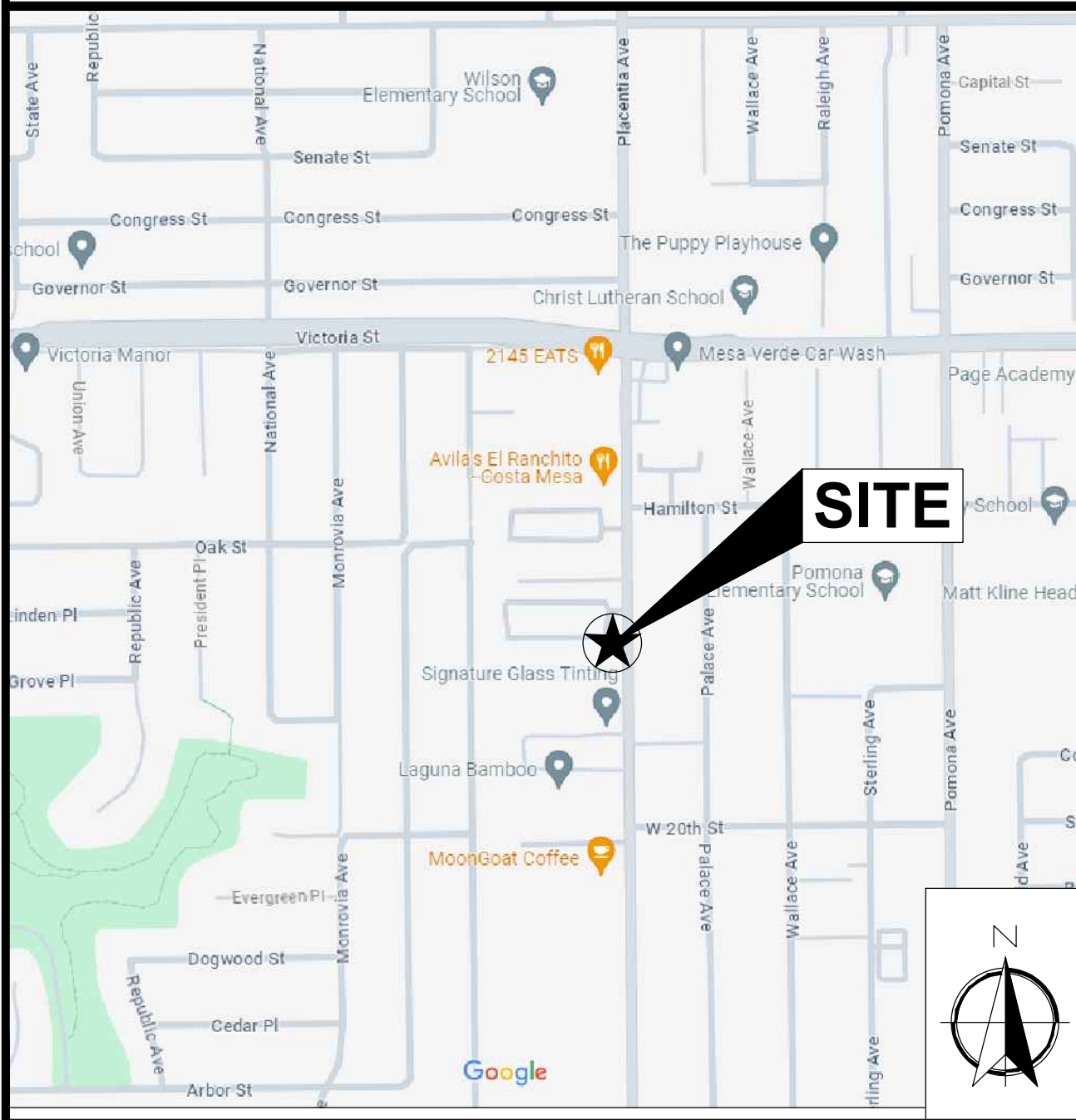
PROPERTY OWNER:	KINDRA ROBERTS	TOWER OWNER:	N/A
ADDRESS:	N/A	ADDRESS:	-
	kr roberts@publicstorage.com		-
	818-294-9660		
COUNTY:	ORANGE COUNTY	TOWER CO SITE ID:	N/A
ZONING JURISDICTION:	CITY OF COSTA MESA	TOWER APP NUMBER:	N/A
ZONING DISTRICT:	MG- GENERAL INDUSTRIAL	LATITUDE (NAD 83):	33° 38' 57.04" N
			33.649178°
PARCEL NUMBER:	422-291-05	LONGITUDE (NAD 83):	117° 55' 56.29" W
			-117.932303°
OCCUPANCY GROUP:	U	LEASE AREA:	725 S.F.
CONSTRUCTION TYPE:	II-B		
POWER COMPANY:	SCE		
TELEPHONE COMPANY:	EXTENET		

PROJECT TEAM

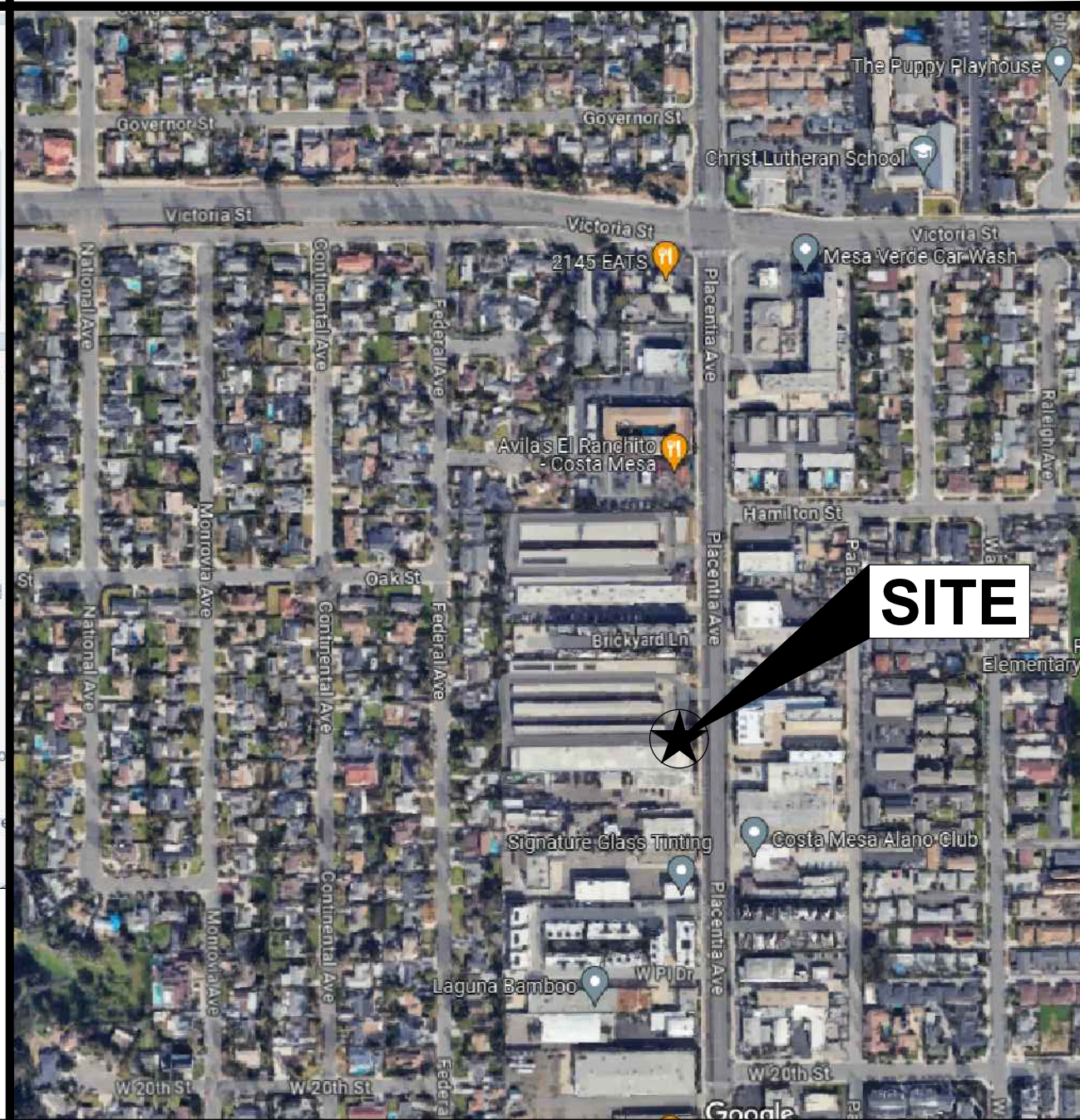
PROJECT MANAGER: AT&T 1452 EDINGER AVE, 3RD FL. TUSTIN, CA 92780 CONTACT: TY LOGAN-BURKS PHONE: (925) 549-4671 EMAIL: t1784a@att.com	SITE ACQUISITION: EUKON GROUP 65 POST, SUITE 1000 IRVINE, CA 92618 CONTACT: JOHN McDONALD PHONE: (949) 994-0363 EMAIL: john.mcdonald@eukongroup.com	A&E CONTACT: EUKON GROUP 65 POST, SUITE 1000 IRVINE, CA 92618 CONTACT: RICH BRUNET PHONE: (949) 899-5597 EMAIL: rich.brunet@eukongroup.com
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RF ENGINEER: AT&T 1452 EDINGER AVE, 3RD FL. TUSTIN, CA 92780 CONTACT: MAHESH KOLUR PHONE: (562) 412-7679 EMAIL: mk5852@att.com	ZONING: EUKON GROUP 65 POST, SUITE 1000 IRVINE, CA 92618 CONTACT: JOHN McDONALD PHONE: (949) 994-0363 EMAIL: john.mcdonald@eukongroup.com	CONSTRUCTION: AMENTUM CONTACT: ROBERT SERRANO PHONE: (310) 766-2762 EMAIL: roberto.serrano@us.amentum.com
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VICINITY MAP



AERIAL VIEW



DRIVING DIRECTIONS

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

1. DEPART 1452 EDINGER AVE AND HEAD SOUTHWEST TOWARD AT&T.

2. TURN RIGHT ONTO AT&T.

3. TURN LEFT ONTO EDINGER AVE.

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

5. MERGE ONTO CA-55 S.

6. USE THE RIGHT LANE TO TAKE EXIT 3 TOWARD 22ND ST/VICTORIA ST.

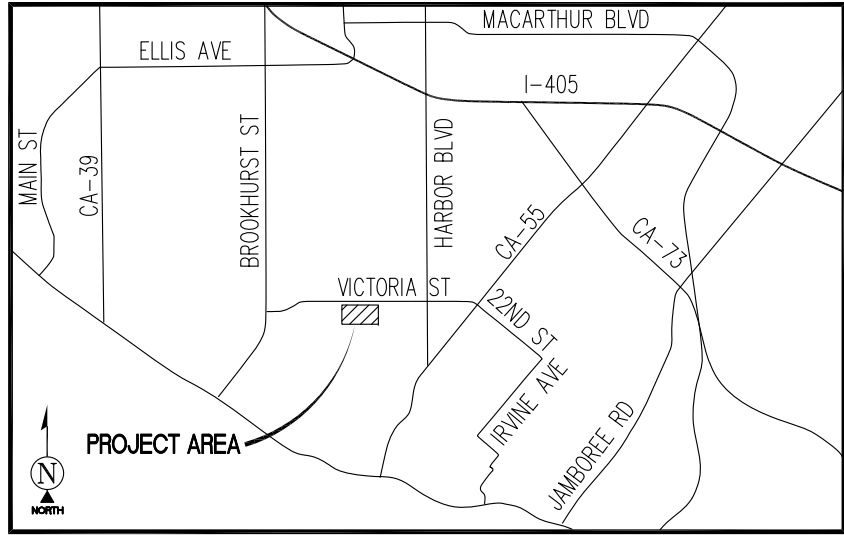
7. USE THE RIGHT LANE TO MERGE ONTO NEWPORT BLVD.

8. TURN RIGHT ONTO VICTORIA ST.
9. TURN LEFT ONTO PLACENTIA AVE.

10. TURN RIGHT.

11. TURN RIGHT.

12. DESTINATION WILL BE ON THE RIGHT.



VICINITY MAP
N.T.S.

SURVEY DATE
09/24/2025 AND 12/12/2025

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.

LEGEND

AP

BLDG

CMU

CONC

LP

WALL

WF

P.O.C.

P.O.B.

ASPHALT

TOP OF BUILDING

CONCRETE MASONRY UNIT

CONCRETE

LIGHT POLE

TOP OF WALL

TOP WROUGHT IRON FENCE

POINT OF COMMENCEMENT

POINT OF BEGINNING

UTILITY METER

FIRE HYDRANT

LIGHT POLE

POSITION OF GEODETIC COORDINATES

SPOT ELEVATION

WATER CONTROL VALVE

TREES

CMU WALLS

WROUGHT IRON FENCE

TREE LINE

CURBLINES

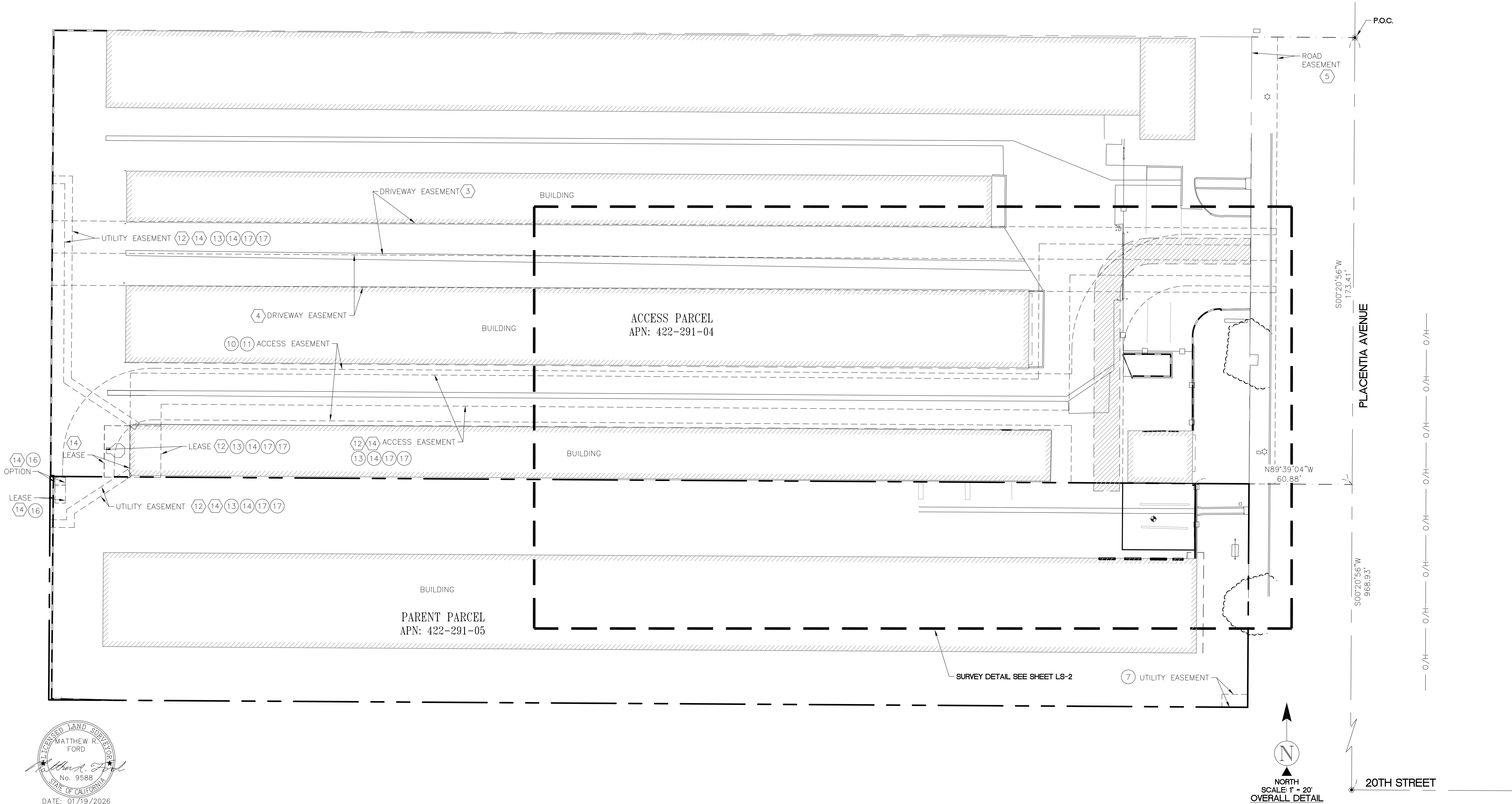
STREET CENTERLINES

SUBJECT PROPERTY LINE

LEASE AREA LIMITS

MAJOR CONTOUR INTERVAL

MINOR CONTOUR INTERVAL



APPLICANT:

The new

1452 EDINGER AVENUE
3RD FLOOR
TUSTIN, CA 92780

ENGINEER:

an SFC Communications, Inc. Company

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

DRAWN BY: IJ

CHECKED BY: MF(1)

REVISIONS:				
1	01/19/26	TITLE/DESIGN (C)	(CK)	
0	12/17/25	NEW LOCATION (C)	(CK)	
A	10/03/25	PRELIMINARY/TITLE	(IJ)	
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

SHEET TITLE:

SITE SURVEY

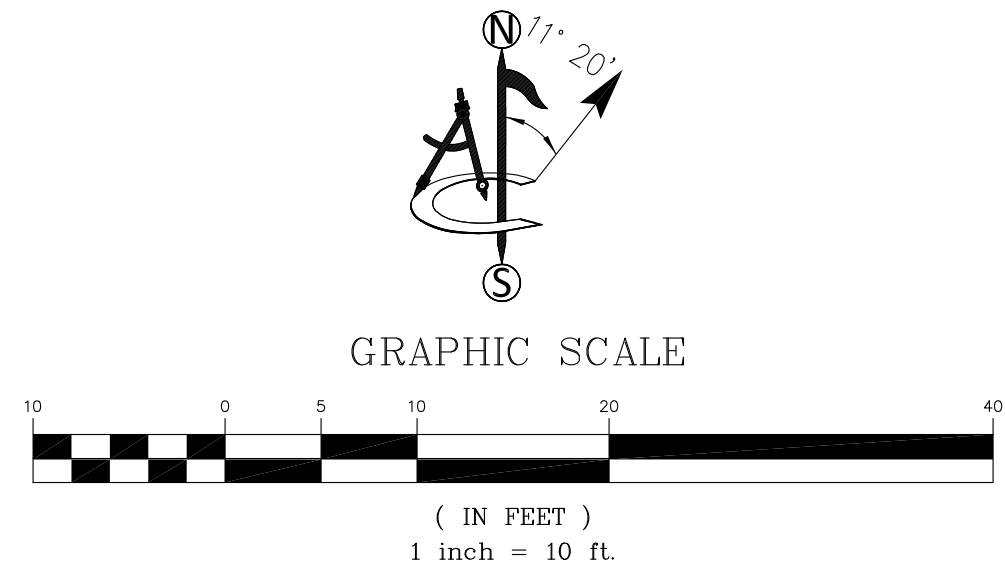
SHEET NUMBER:

LS-1

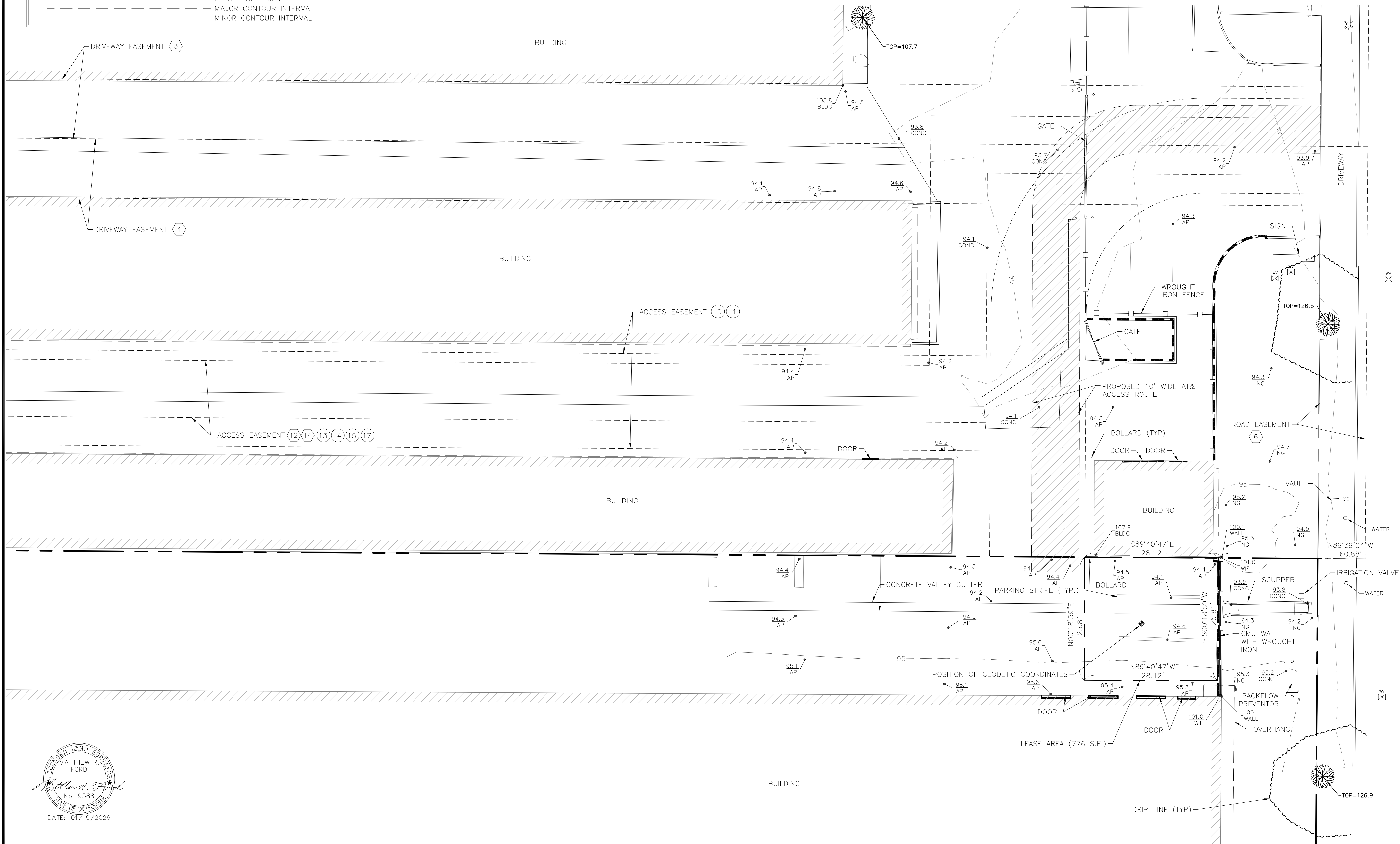
LEGEND

AP	ASPHALT	UTILITY METER
BLDG	TOP OF BUILDING	FIRE HYDRANT
CMU	CONCRETE MASONRY UNIT	LIGHT POLE
CONC	CONCRETE	POSITION OF GEODETIC COORDINATES
LP	LIGHT POLE	SPOT ELEVATION
WALL	TOP OF WALL	WATER CONTROL VALVE
WIF	TOP WROUGHT IRON FENCE	TREES
P.O.C.	POINT OF COMMENCEMENT	
P.O.B.	POINT OF BEGINNING	

CMU WALLS
WROUGHT IRON FENCE
TREE LINE
CURBLINES
STREET CENTERLINES
SUBJECT PROPERTY LINE
LEASE AREA LIMITS
MAJOR CONTOUR INTERVAL
MINOR CONTOUR INTERVAL



POSITION OF GEODETIC COORDINATES
LATITUDE 33° 38' 57.00" (33.649167°) NORTH (NAD83)
LONGITUDE 117° 55' 56.32" (117.932311°) WEST (NAD83)
GROUND ELEVATION @ 94.1' (NAVD88)



APPLICANT:

The new at&t

1452 EDINGER AVENUE
3RD FLOOR
TUSTIN, CA 92780

ENGINEER:

Eukon
an SFC Communications, Inc. Company

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DRAWN BY: IJ

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REV	DATE	DESCRIPTION		

428 MAIN STREET
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ambit consulting

PROJECT INFORMATION:

CLL03466

2065 PLACENTIA AVENUE
COSTA MESA, CA 92627

ORANGE COUNTY

SHEET TITLE:

SURVEY DETAIL

SHEET NUMBER:

LS-2

SCHEDULE "B" NOTE (APN 422-291-04)
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
AFFECTS: LOT 5 (AS SHOWN ON SURVEY)

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
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
AFFECTS: LOT 5 (AS SHOWN ON SURVEY)

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. 2
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. (BLANKET IN NATURE)

9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT 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
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
LOAN NO.: NONE SHOWN
RECORDING DATE: NOVEMBER 9, 1995
RECORDING NO: 95-500917 OF OFFICIAL RECORDS (BLANKET IN NATURE)

SCHEDULE "B" NOTE (APN 422-291-04)
(CONTINUED)

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. (LEASE UNDEFINED – NOT PLOTTED)

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 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)

SCHEDULE "B" NOTE (APN 422-291-05)
REFERENCE IS MADE TO THE TITLE REPORT ORDER #932508655, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED NOVEMBER 25, 2025. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:
1. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS:
TAX IDENTIFICATION NO.: 422-291-05
FISCAL YEAR: 2025-2026
1ST INSTALLMENT: \$13,939.22 PAID
2ND INSTALLMENT: \$13,939.22 OPEN (DELINQUENT AFTER APRIL 10)
PENALTY AND COST: \$1,416.92
HOMEOWNERS EXEMPTION: \$0.00
CODE AREA: 15-039 (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

2. ANY LIENS OR OTHER ASSESSMENTS, BONDS, OR SPECIAL DISTRICT LIENS INCLUDING WITHOUT LIMITATION, COMMUNITY FACILITY DISTRICTS, THAT ARISE BY REASON OF ANY LOCAL, CITY, MUNICIPAL OR COUNTY PROJECT OR SPECIAL DISTRICT. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

3. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

4. 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)

5. 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: SEPTEMBER 20, 1927
RECORDING NO: BOOK 88, PAGE 100 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.
SAID INSTRUMENT PROVIDES OR ESTABLISHES: CONSTRUCTION, MAINTENANCE, REPAIR AND OPERATE THEREON OF PIPES MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDING DATE: JULY 24, 2024
RECORDING NO.: 2024-188065 OF OFFICIAL RECORDS (DOES NOT AFFECT PARENT PARCEL)

6. ANY RESTRICTIONS COVERING THE FUTURE USE OF SAID LAND AS DISCLOSED BY A "STATEMENT FOR A REDEVELOPMENT PROJECT" RECORDED IN BOOK 13427, PAGE 402 OF OFFICIAL RECORDS COVERING THE HEREIN DESCRIBED AND OTHER LAND. (BLANKET IN NATURE)

⑦ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
PURPOSE: UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS
RECORDING DATE: AUGUST 11, 1970
RECORDING NO.: 6067, BOOK 9371, PAGE 894 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)

8. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: LAND USE RESTRICTION
DATED: DECEMBER 27, 1984
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. (BLANKET IN NATURE)

9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: LAND USE RESTRICTION
DATED: MAY 23, 1985
EXECUTED BY: PUBLIC STORAGE, INC.
RECORDING DATE: MAY 23, 1985
RECORDING NO.: 85-188184 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND. (

SCHEDULE "B" NOTE (APN 422-291-05)
(CONTINUED)

⑩ A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
AMOUNT: \$600,000.00
DATED: JULY 26, 1990
TRUSTOR/GRANTOR PUBLIC STORAGE, INC., A CALIFORNIA CORPORATION
TRUSTEE: COMMONWEALTH LAND TITLE INSURANCE COMPANY
BENEFICIARY: PS CAPITAL CORP., A CALIFORNIA CORPORATION
LOAN NO.: NONE SHOWN
RECORDING DATE: JULY 27, 1990
RECORDING NO.: 90-395724 OF OFFICIAL RECORDS
A COLLATERAL ASSIGNMENT OF THE BENEFICIAL INTEREST, WHICH NAMES
ASSIGNEE: CAISSE NATIONALE DE CREDIT AGRICOLE
RECORDING DATE: JULY 27, 1990
RECORDING NO.: 90-395725 OF OFFICIAL RECORDS
THE DOCUMENT ENTITLED "ASSIGNMENT AND RELEASE OF COLLATERAL ASSIGNMENT OF FIRST DEED OF TRUST"
RECORDING DATE: JANUARY 25, 1993
RECORDING NO.: 93-52531 OF OFFICIAL RECORDS
AN ASSIGNMENT OF THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST WHICH NAMES:
ASSIGNEE: CAISSE NATIONALE DE CREDIT AGRICOLE
LOAN NO.: NONE SHOWN
RECORDING DATE: JANUARY 25, 1993
RECORDING NO.: 93-52532 OF OFFICIAL RECORDS
THE DOCUMENT ENTITLED "AMENDED AND RE-STATED FIRST DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FUTURE FILING"
RECORDING DATE: JANUARY 25, 1993
RECORDING NO.: 93-52533 OF OFFICIAL RECORDS (AS SHOWN ON SURVEY)

⑪ A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
AMOUNT: \$2,550,000.00
DATED: JULY 26, 1990
TRUSTOR/GRANTOR PUBLIC STORAGE, INC., A CALIFORNIA CORPORATION
TRUSTEE: COMMONWEALTH LAND TITLE INSURANCE COMPANY
BENEFICIARY: PS CAPITAL CORP., A CALIFORNIA CORPORATION
LOAN NO.: NONE SHOWN
RECORDING DATE: JULY 27, 1990
RECORDING NO.: 90-395726 OF OFFICIAL RECORDS
A COLLATERAL ASSIGNMENT OF THE BENEFICIAL INTEREST, WHICH NAMES
ASSIGNEE: CAISSE NATIONALE DE CREDIT AGRICOLE
RECORDING DATE: JULY 27, 1990
RECORDING NO.: 90-395727 OF OFFICIAL RECORDS
THE DOCUMENT ENTITLED "ASSIGNMENT AND RELEASE OF COLLATERAL ASSIGNMENT OF SECOND DEED OF TRUST"
RECORDING DATE: JANUARY 25, 1993
RECORDING NO.: 93-52534 OF OFFICIAL RECORDS
AN ASSIGNMENT OF THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST WHICH NAMES:
ASSIGNEE: CAISSE NATIONALE DE CREDIT AGRICOLE
LOAN NO.: NONE SHOWN
RECORDING DATE: JANUARY 25, 1993
RECORDING NO.: 93-52535 OF OFFICIAL RECORDS
THE DOCUMENT ENTITLED "AMENDED AND RE-STATED SECOND DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FUTURE FILING"
RECORDING DATE: JANUARY 25, 1993
RECORDING NO.: 93-52536 OF OFFICIAL RECORDS (AS SHOWN ON SURVEY)

12. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: MEMORANDUM OF SITE LEASE ACKNOWLEDGMENT (MOA)
LESSOR: GTP TOWERS I, LLC, A DELAWARE LIMITED LIABILITY COMPANY
LESSEE: ROYAL STREET COMMUNICATIONS CALIFORNIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDING DATE: AUGUST 27, 2008
RECORDING NO: 2008-408566 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. (LEASE UNDEFINED – NOT PLOTTED)

⑬ MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT
DATED: MAY 26, 2009
EXECUTED BY: GLOBAL TOWER ASSETS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ET AL
RECORDING DATE: JULY 21, 2009
RECORDING NO: 2009-389402 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND. (AS SHOWN ON SURVEY)

⑭ MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT
DATED: MAY 5, 2009
EXECUTED BY: GTP TOWERS I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ET AL
RECORDING DATE: OCTOBER 14, 2009
RECORDING NO: 2009-559081 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND. (AS SHOWN ON SURVEY)

⑮ MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT
DATED: MAY 26, 2009
EXECUTED BY: GLOBAL TOWER ASSETS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ET AL
RECORDING DATE: OCTOBER 14, 2009
RECORDING NO: 2009-559082 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND. (AS SHOWN ON SURVEY)

SCHEDULE "B" NOTE (APN 422-291-05)
(CONTINUED)

⑯ AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT
ENTITLED: FOURTH AMENDMENT TO COMMUNICATION FACILITY LEASE
LESSOR: PUBLIC STORAGE
LESSEE: GTP TOWERS I, LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDING DATE: NOVEMBER 6, 2009
RECORDING NO.: 2009-605833 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)

⑰ MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT
DATED: MAY 26, 2009
EXECUTED BY: GLOBAL TOWER ASSETS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDING DATE: FEBRUARY 18, 2010
RECORDING NO.: 2010-78480 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND. (AS SHOWN ON SURVEY)

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)
(APN 422-291-04)

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.

LESSOR'S LEGAL DESCRIPTION (PER TITLE)
(APN 422-291-05)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
LOT SEVEN IN BLOCK "A" OF TRACT NO. 612, COSTA MESA TERRACE, 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 MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEASE AREA LEGAL DESCRIPTION

A PORTION OF LOT 7, 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:

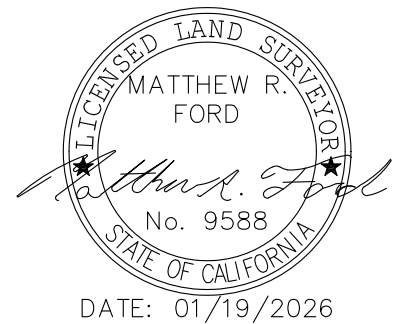
COMMENCING AT A SPIKE AND WASHER STAMPED LS 8639 AT THE INTERSECTION OF THE EASTERLY PROLONGATION OF THE NORTH LINE OF LOT FIVE OF SAID TRACT MAP AND THE CENTERLINE OF PLACENTIA AVENUE AS SHOWN ON TRACT NO. 17707, RECORDED AS BOOK 935, PAGES 26 THRU 28 INCLUSIVE; FROM WHICH THE CALCULATED CENTERLINE INTERSECTION OF PLACENTIA AVENUE AND 20TH STREET VIA FOUR FOUR FOUND NAILS AND WASHERS STAMPED LS 6970, 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 173.41 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 89°39'04" WEST, 60.88 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°18'59" WEST, 25.81 FEET; THENCE NORTH 89°40'47" WEST, 28.12 FEET; THENCE NORTH 00°18'59" EAST, 25.81 FEET; THENCE SOUTH 89°40'47" EAST, 28.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 776 SQUARE FEET (0.018 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.



DATE: 01/19/2026

APPLICANT:

The new



at&t

1452 EDINGER AVENUE
3RD FLOOR
TUSTIN, CA 92780

ENGINEER:



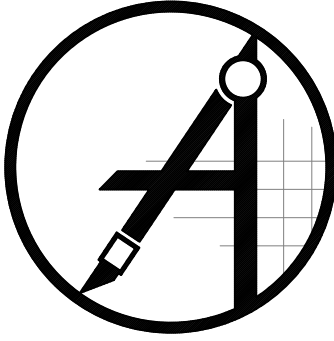
an SFC Communications, Inc. Company

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

DRAWN BY: J

CHECKED BY: MF(1)

REVISIONS:				
1	01/19/26	TITLE/DESIGN (C)	(CK)	
0	12/17/25	NEW LOCATION (C)	(CK)	
A	10/03/25	PRELIMINARY/TITLE	(U)	
REV	DATE	DESCRIPTION		



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

PROJECT INFORMATION:

CLLO3466

2065 PLACENTIA AVENUE
COSTA MESA, CA 92627

ORANGE COUNTY

SHEET TITLE:

NOTES

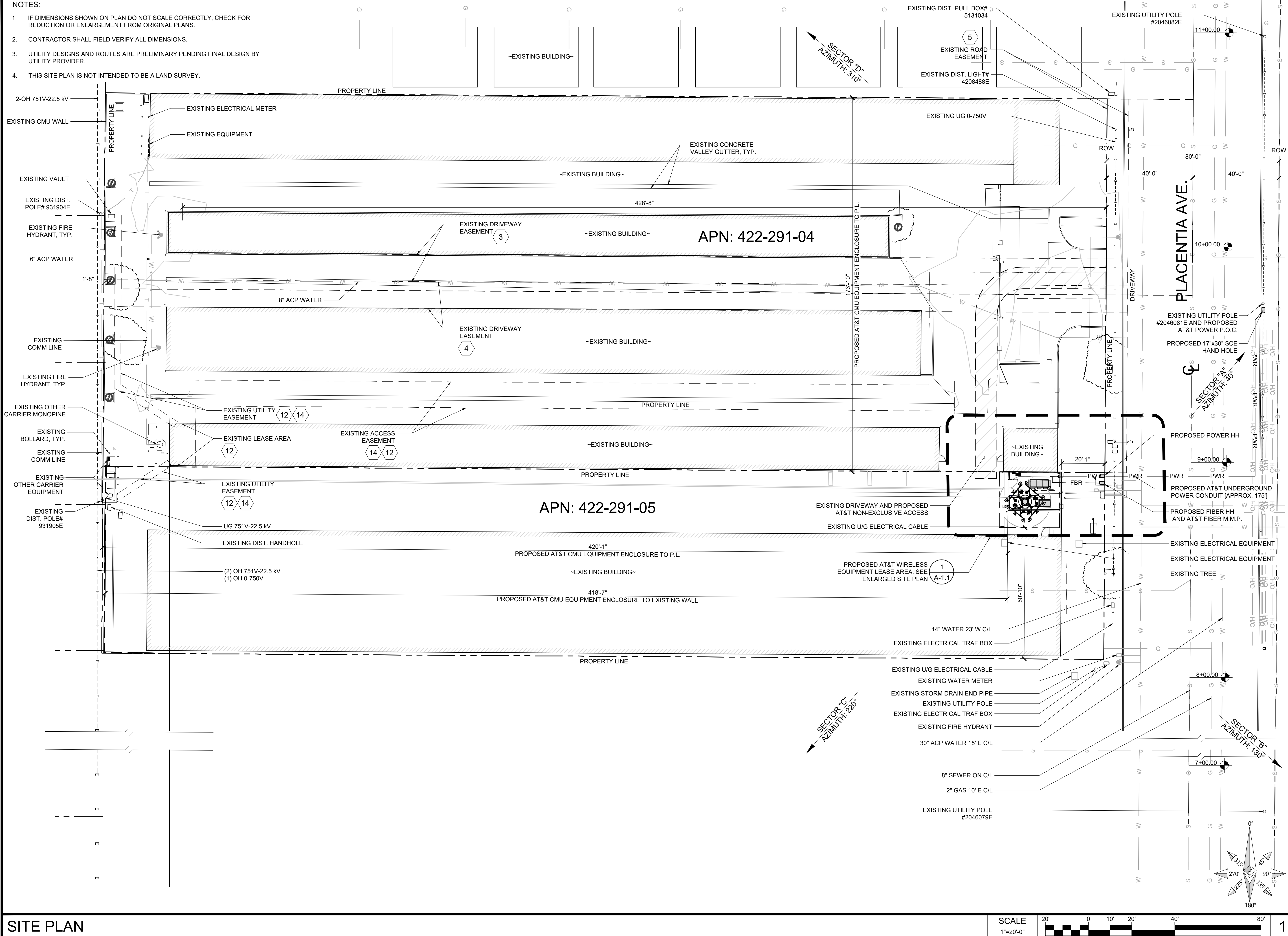
SHEET NUMBER:

LS-3

EUKON AT&T_90CD_MONOPOLE_TEMPLATE_V2_11-18-22

NOTES:

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
3. UTILITY DESIGNS AND ROUTES ARE PRELIMINARY PENDING FINAL DESIGN BY UTILITY PROVIDER.
4. THIS SITE PLAN IS NOT INTENDED TO BE A LAND SURVEY.



1452 EDINGER AVE.
3RD FLOOR
TUSTIN, CA 92780



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

NOT FOR
CONSTRUCTION

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.

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
IB	GB	LB

ZONING
DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	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
3	01/09/26	REDESIGN
4	02/10/26	DRM COMMENTS
5	03/17/26	UTILITY COMMENTS

PROJECT INFORMATION

CLL03466

2065 PLACENTIA AVE.
COSTA MESA, CA 92627

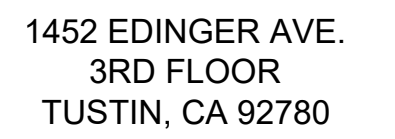
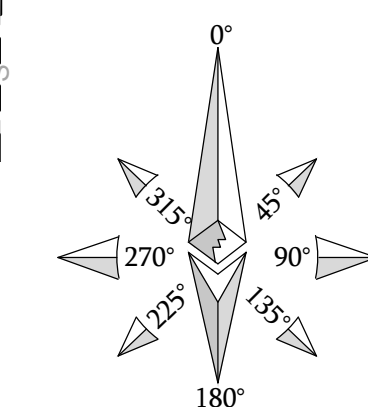
SHEET TITLE

SITE PLAN

SHEET NUMBER

A-1

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS
3. THIS SITE PLAN IS NOT INTENDED TO BE A LAND SURVEY.



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IRVINE, CA 92618
TEL: (949) 553-8566
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NOT FOR
CONSTRUCTION

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OF THE LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
IB	GB	LB

ZONING
DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	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
3	01/09/26	REDESIGN
4	02/10/26	DRM COMMENTS
5	03/17/26	UTILITY COMMENTS

PROJECT INFORMATION

CLL03466

2065 PLACENTIA AVE.
COSTA MESA, CA 92627

SHEET TITLE

ENLARGED SITE PLAN

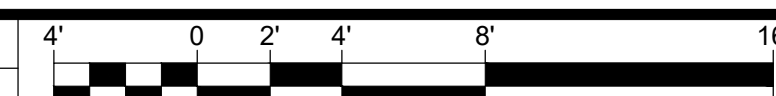
SHEET NUMBER

A-1.1

EUKON_AT&T_90CD_MONOPOLE_TEMPLATE_V2_11-18-22

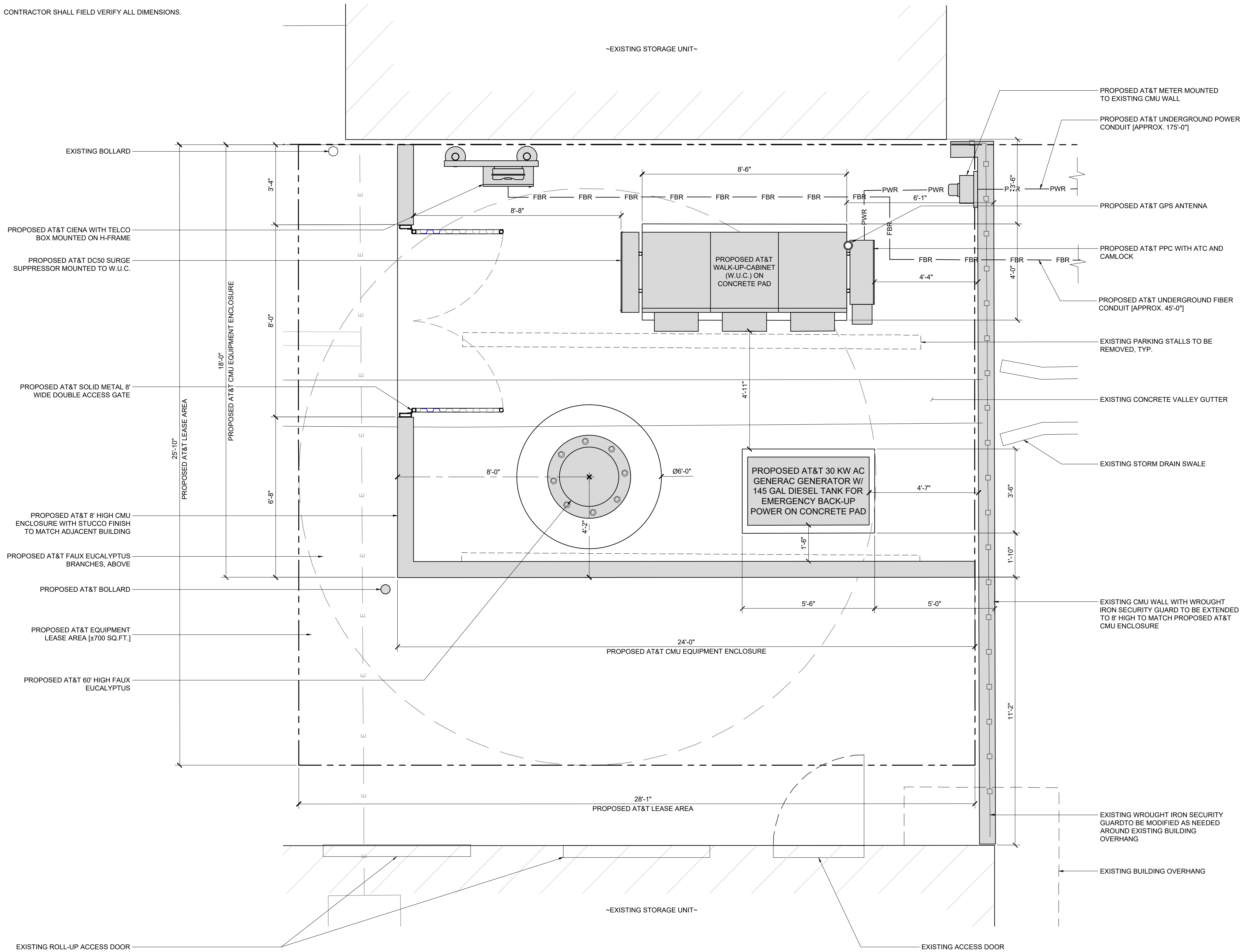
ENLARGED SITE PLAN

SCALE
3/16"=1'-0"



1

- NOTE:
1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
 2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.



1452 EDINGER AVE.
3RD FLOOR
TUSTIN, CA 92780



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NOT FOR
CONSTRUCTION

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UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF THE LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
IB	GB	LB

ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	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
3	01/09/26	REDESIGN
4	02/10/26	DRM COMMENTS
5	03/17/26	UTILITY COMMENTS

PROJECT INFORMATION

CLL03466

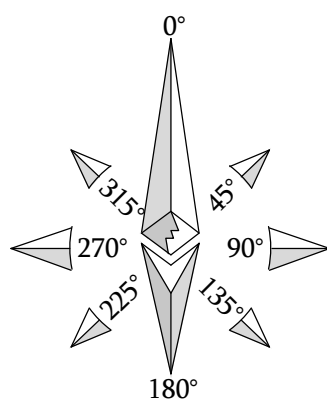
2065 PLACENTIA AVE.
COSTA MESA, CA 92627

SHEET TITLE

EQUIPMENT PLAN

SHEET NUMBER

A-2



SCALE	2'	0	1'	2'	4'	8'
1/2"=1'-0"						

1

EUKON AT&T_90CD_MONOPOLE_TEMPLATE_V2_11-18-22

ANTENNA SCHEDULE (VERIFY WITH CURRENT RFDS)								
	SECTOR	TECHNOLOGY	ANTENNA MODEL	ANTENNA SIZE	ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION CABLE	
							LENGTH	QTY.
ALPHA SECTOR	A1	LTE	CCI OPA65R-BU8D	96"x21"x7.8"	40°	51'-0"	65'	2 FIBER + 6 DC POWER
	A2	C-BAND	ERICSSON AIR6419	28.2"x16"x7.2"	40°	53'-6"		
	A3	C-BAND	ERICSSON AIR6419	28.2"x16"x7.2"	40°	49'-6"		
	A4	LTE	CCI TPA65R-BU8D	96"x21"x7.8"	40°	51'-0"		
BETA SECTOR	B1	LTE	CCI OPA65R-BU8D	96"x21"x7.8"	130°	51'-0"	65'	2 FIBER + 6 DC POWER
	A2	C-BAND	ERICSSON AIR6419	28.2"x16"x7.2"	130°	53'-6"		
	B3	C-BAND	ERICSSON AIR6419	28.2"x16"x7.2"	130°	49'-6"		
	B4	LTE	CCI TPA65R-BU8D	96"x21"x7.8"	130°	51'-0"		
GAMMA SECTOR	C1	LTE	CCI OPA65R-BU8D	96"x21"x7.8"	220°	51'-0"	65'	2 FIBER + 6 DC POWER
	C2	C-BAND	ERICSSON AIR6419	28.2"x16"x7.2"	220°	53'-6"		
	C3	C-BAND	ERICSSON AIR6419	28.2"x16"x7.2"	220°	49'-6"		
	C4	LTE	CCI TPA65R-BU8D	96"x21"x7.8"	220°	51'-0"		
DELTA SECTOR	D1	LTE	CCI OPA65R-BU8D	96"x21"x7.8"	310°	51'-0"	65'	2 FIBER + 6 DC POWER
	D2	C-BAND	ERICSSON AIR6419	28.2"x16"x7.2"	310°	53'-6"		
	D3	C-BAND	ERICSSON AIR6419	28.2"x16"x7.2"	310°	49'-6"		
	D4	LTE	CCI TPA65R-BU8D	96"x21"x7.8"	310°	51'-0"		

NOTES TO CONTRACTOR:

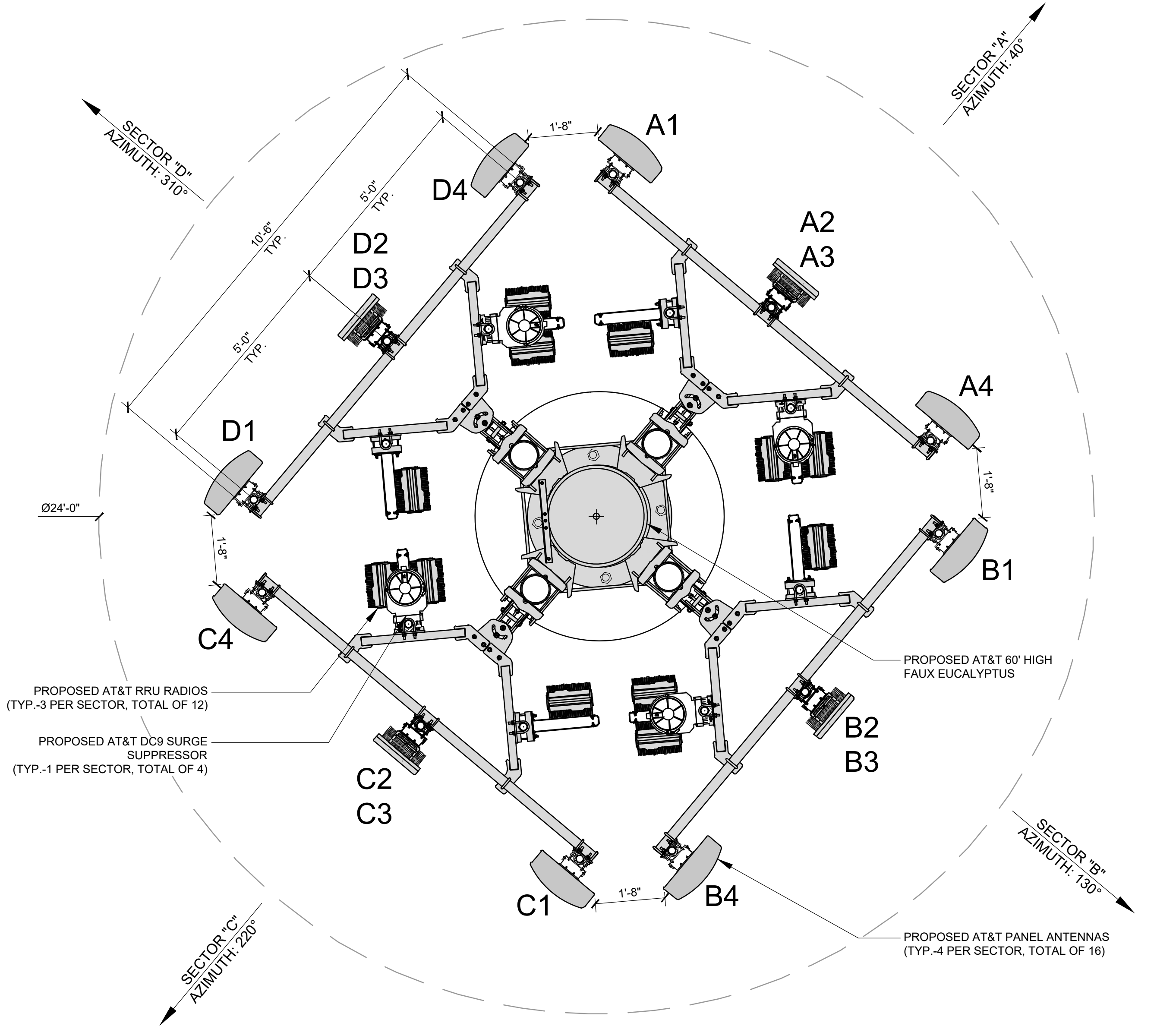
- CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
- CABLE LENGTHS WERE DETERMINED BASED ON A VISUAL INSPECTION DURING SITE WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
- CONTRACTOR TO USE ROSENBERGER FIBER LINE HANGER COMPONENTS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

NOTE:

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- 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.

REMOTE RADIO UNIT SCHEDULE						
	SECTOR	RRU TYPE	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES		
				ABOVE	BELOW	SIDES
ALPHA SECTOR	A1	ERICCSN 4490 B5/B12A	±15'	16"	8"	0"
	A2					
	A3					
	A4					
BETA SECTOR	B1	ERICCSN 4490 B5/B12A	±15'	16"	8"	0"
	B2					
	B3					
	B3					
GAMMA SECTOR	C1	ERICCSN 4490 B5/B12A	±15'	16"	8"	0"
	C1					
	C2					
	C3					
DELTA SECTOR	D1	ERICCSN 4490 B5/B12A	±15'	16"	8"	0"
	D1					
	D2					
	D3					
	D3	ERICCSN 4890 B25/B66	±15'	16"	8"	0"
	D3	ERICCSN 4494 B14/B29	±15'	16"	8"	0"

SURGE SUPPRESSION SYSTEM SCHEDULE				
SYSTEM	MFR.	PART NUMBER	QTY	LOCATION
	RAYCAP	DC50-48-60-96-50F	1	MOUNTED IN PROPOSED LEASE AREA
	RAYCAP	DC9-48-60-24-8C-EV	4	MOUNTED ON PROPOSED FAUX EUCALYPTUS



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ZONING
DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	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
3	01/09/26	REDESIGN
4	02/10/26	DRM COMMENTS
5	03/17/26	UTILITY COMMENTS

PROJECT INFORMATION

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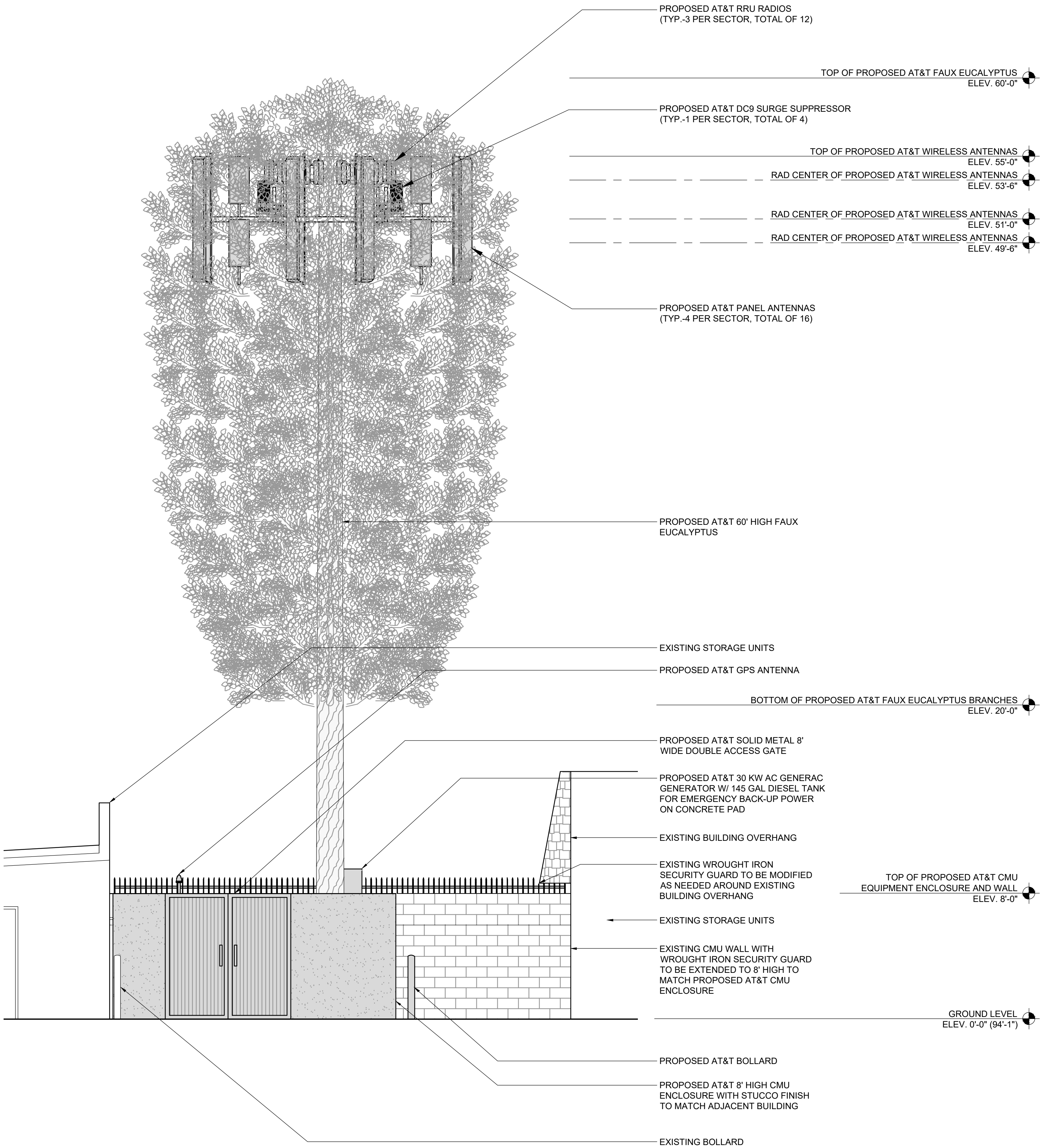
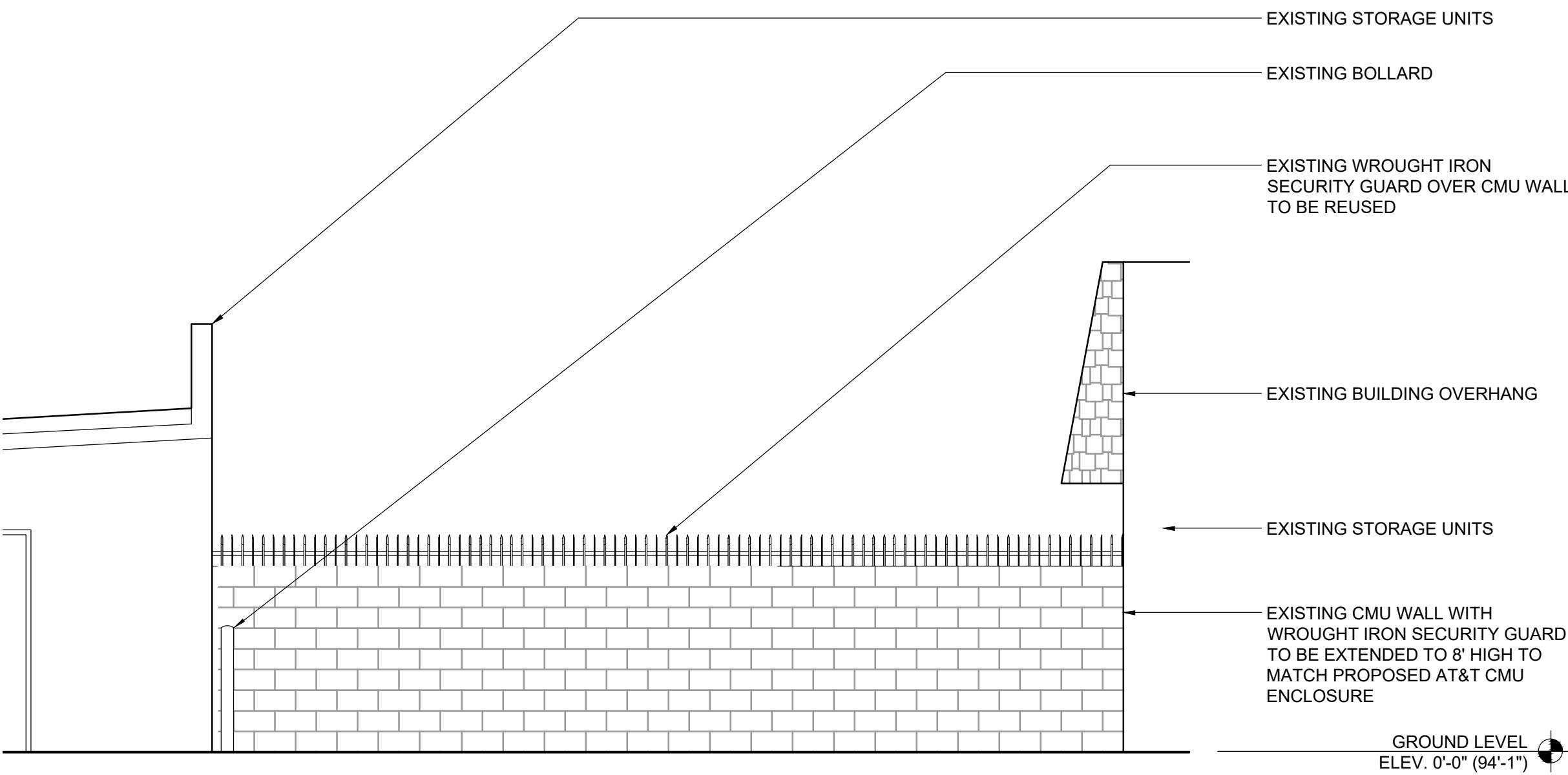
SHEET TITLE

ANTENNA PLAN AND
SCHEDULE

SHEET NUMBER

A-3

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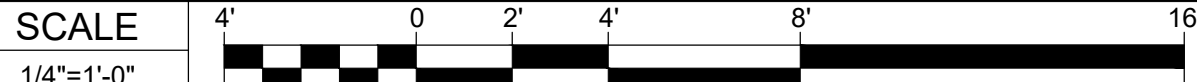
ELEVATIONS

SHEET NUMBER

A-4

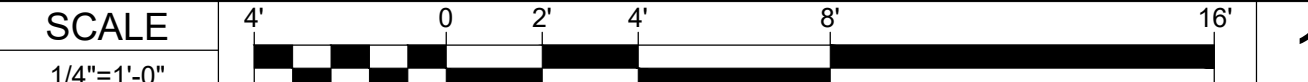
EUKON AT&T_90CD_MONOPOLE_TEMPLATE_V2_11-18-22

EXISTING WEST ELEVATION



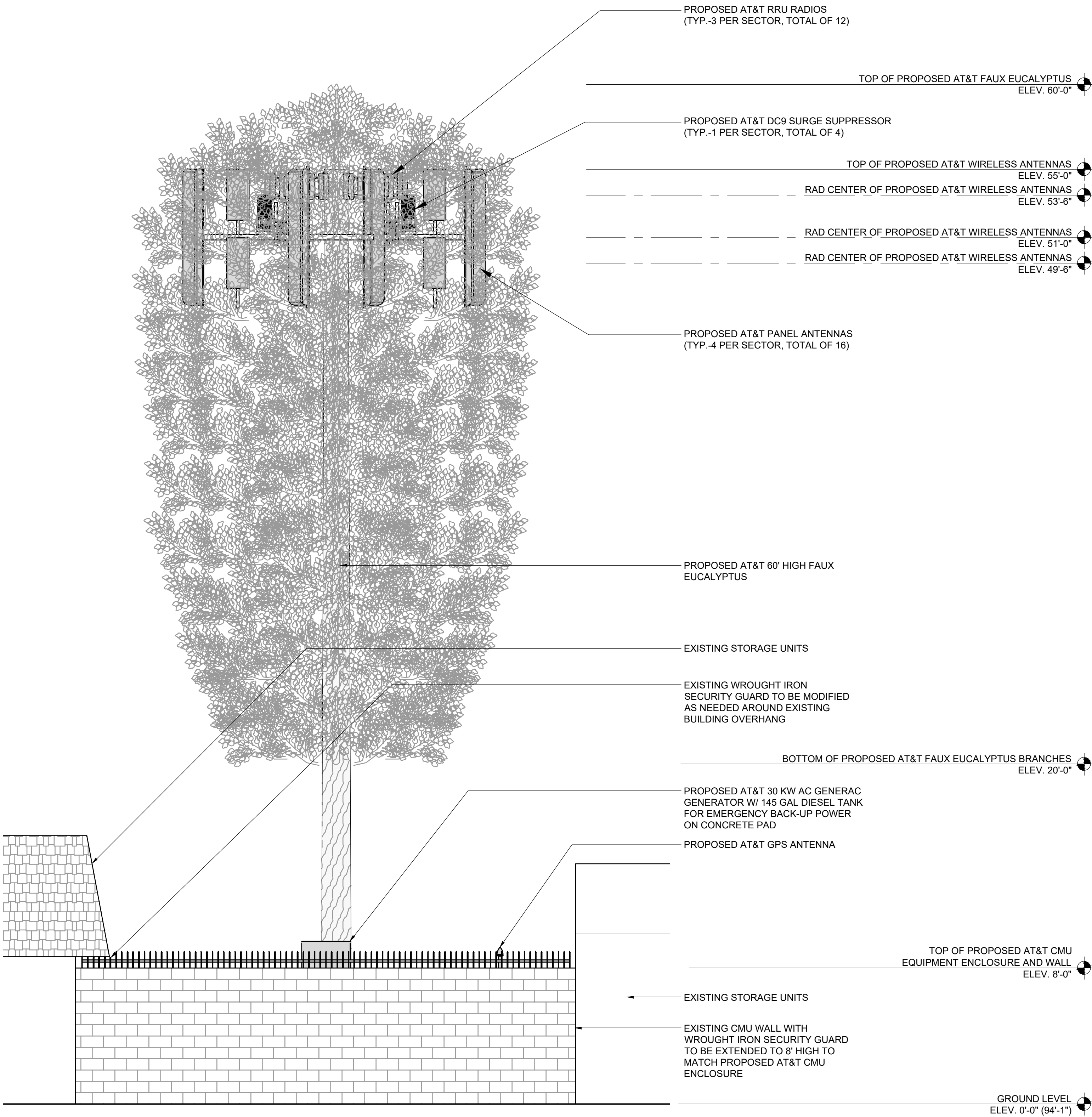
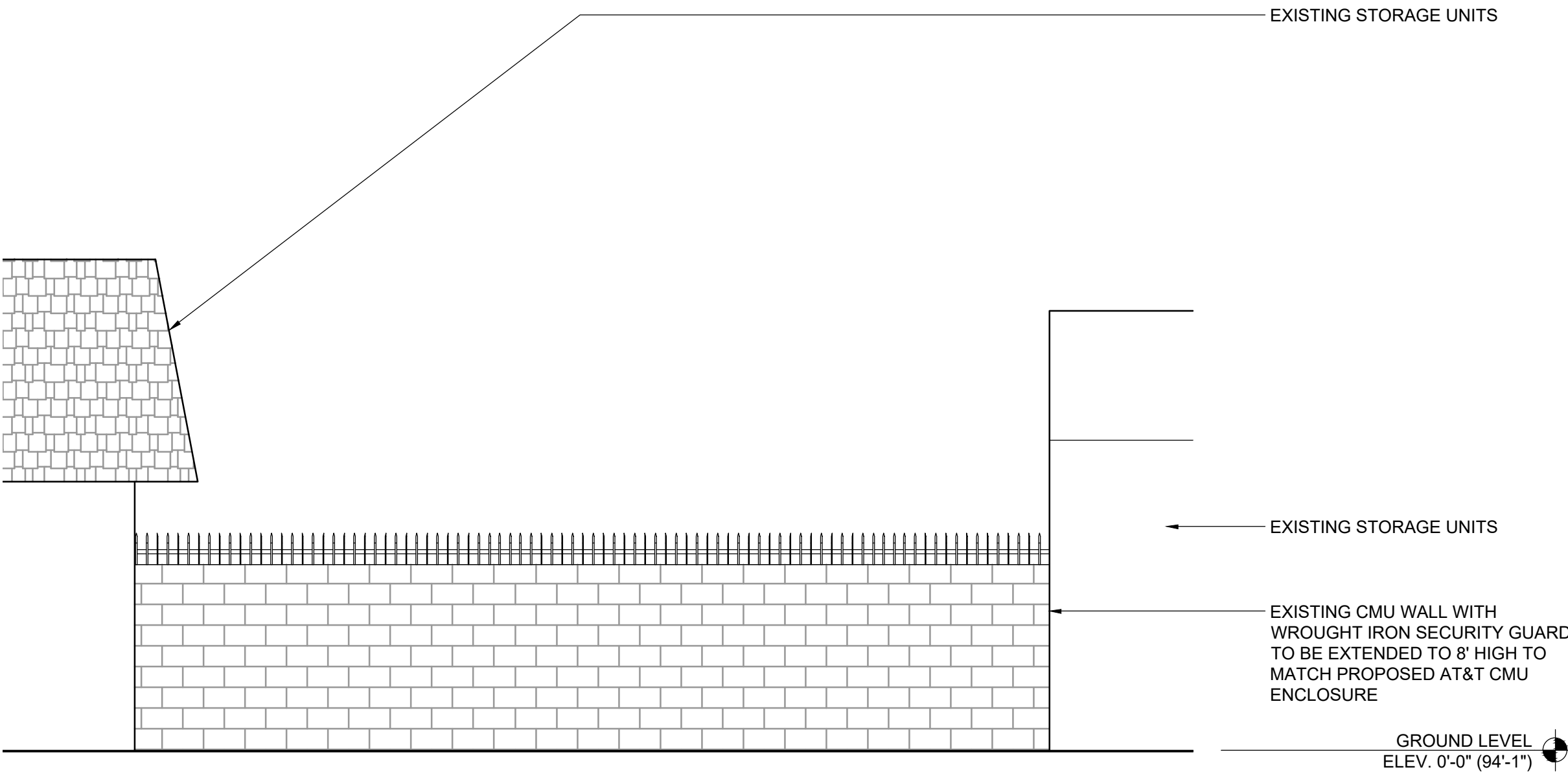
2

PROPOSED WEST ELEVATION



1

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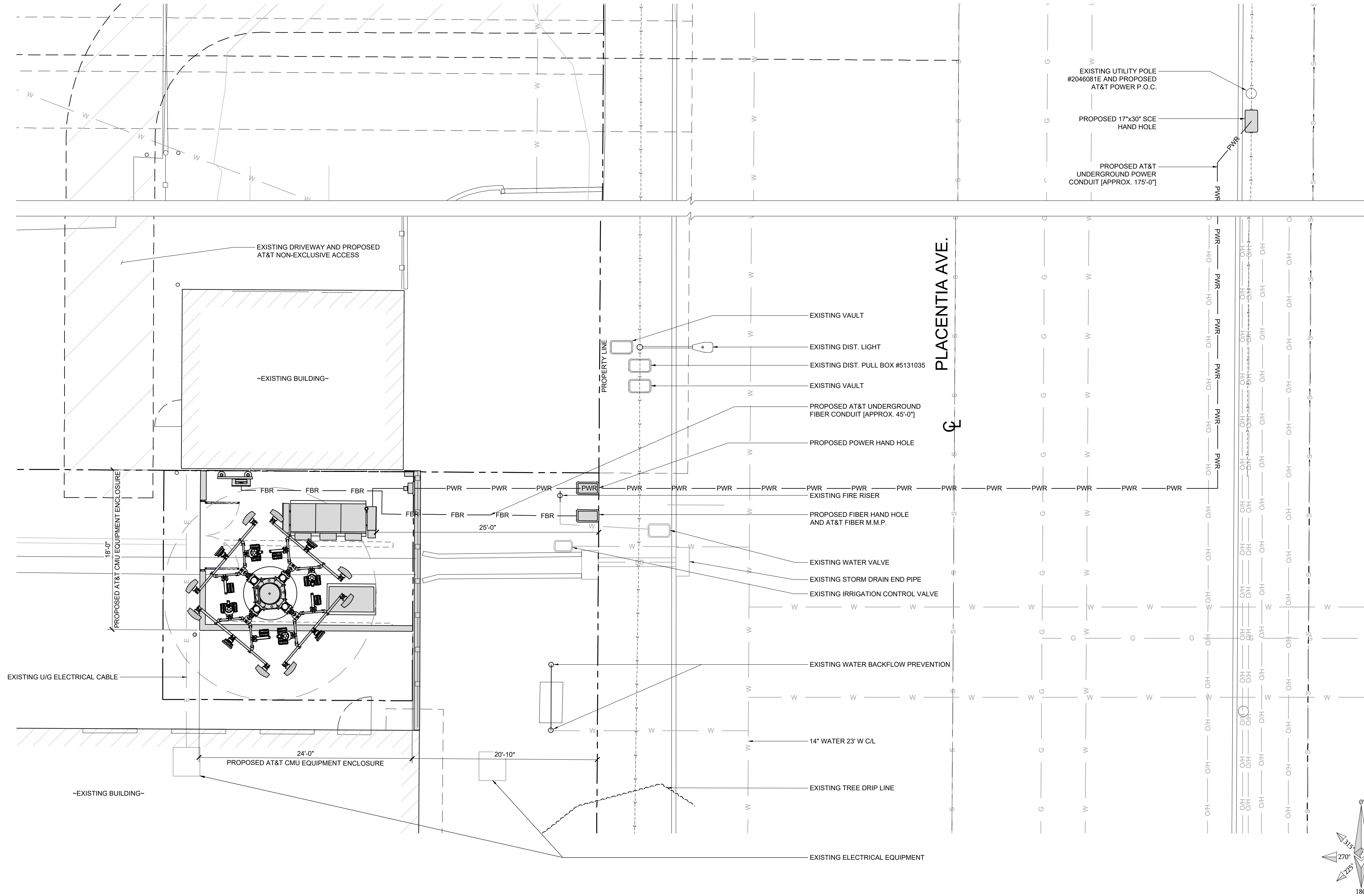
ELEVATIONS

SHEET NUMBER

A-4.1

NOTES:

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2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
3. THIS SITE PLAN IS NOT INTENDED TO BE A LAND SURVEY.



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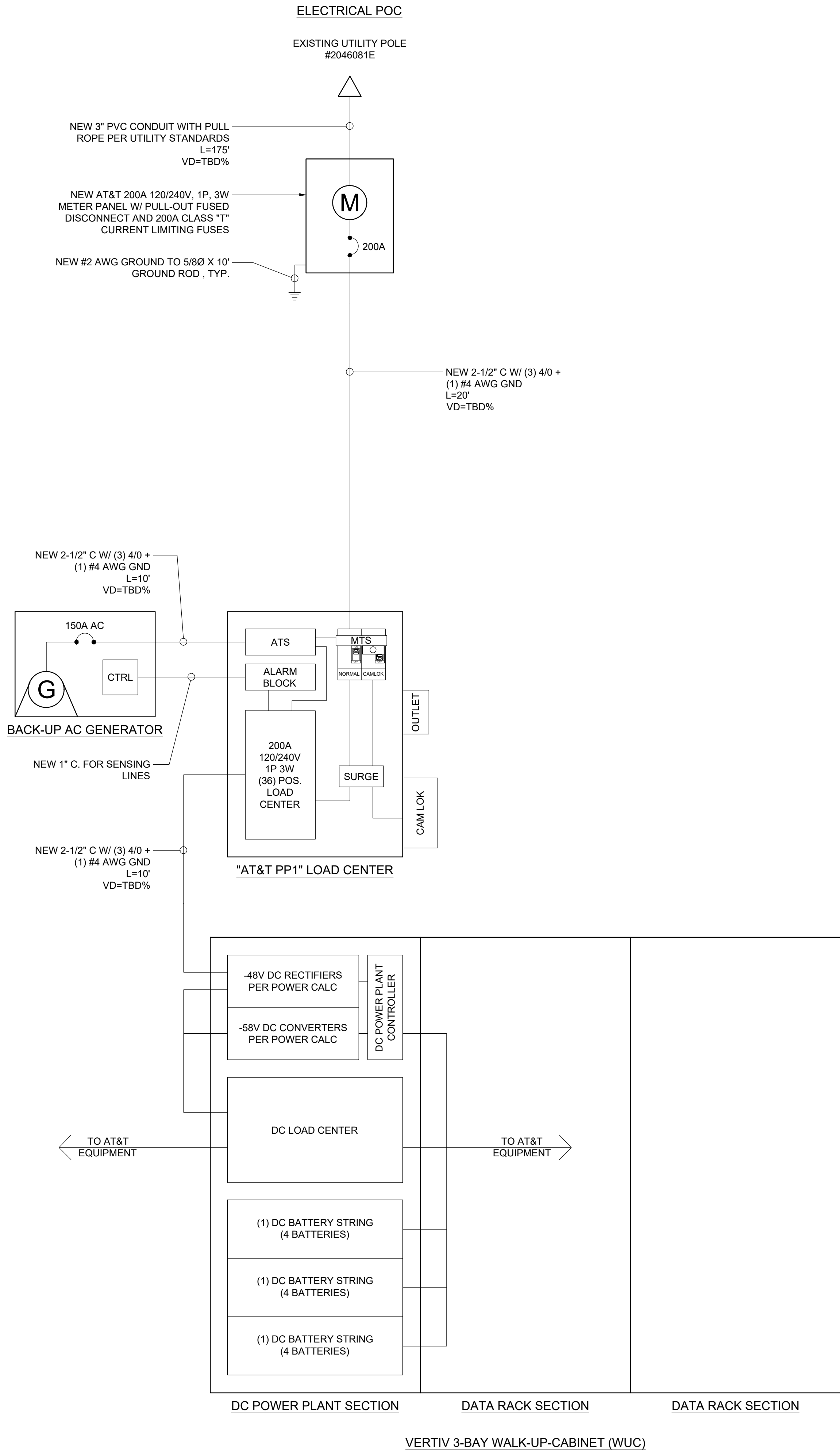
SHEET TITLE

ELECTRICAL SITE
PLAN

SHEET NUMBER

E-1

EUKON AT&T_90CD_MONOPOLE_TEMPLATE_V2_11-18-22



SINGLE LINE DIAGRAM

NOT USED

PANEL AT&T PP1																					
MOUNTING		SURFACE		DOUBLE LUG		NO		VOLTS		120 240		MAIN		200A/2P							
								PHASE		1		BUS		200A							
								WIRE		3		A.I.C.		22K SERIES W/ MAIN							
W I R E S I Z E	LOCATION	A	B	L C O N V	K I T	R E C P	M I S C	B K R	C I R C	A/B	C I R C	B K R	M I S C	R E C P	K I T	C O N V	L C L	LOCATION	W I R E S I Z E		
8	RECTIFIER 1	1000		1				30/2	1	A	2	30/2					1	1000	RECTIFIER 7	8	
8	—		1000	1				-	3	B	4	-					1		1000	—	8
8	RECTIFIER 2	1000		1				30/2	5	A	6	30/2					1	1000	RECTIFIER 8	8	
8	—		1000	1				-	7	B	8	-					1		1000	—	8
8	RECTIFIER 3	1000		1				30/2	9	A	10	30/2					1	1000	RECTIFIER 9	8	
8	—		1000	1				-	11	B	12	-					1		1000	—	8
8	RECTIFIER 4	1000		1				30/2	13	A	14	30/2					1	1000	RECTIFIER 10	8	
8	—		1000	1				-	15	B	16	-					1		1000	—	8
8	RECTIFIER 5	1000		1				30/2	17	A	18	30/2					1	1000	RECTIFIER 11	8	
8	—		1000	1				-	19	B	20	-					1		1000	—	8
8	RECTIFIER 6	1000		1				30/2	21	A	22									SPARE	
8	—		1000	1				-	23	B	24									SPARE	
	SPARE								25	A	26									SPARE	
	SPARE								27	B	28									SPARE	
	SPARE								29	A	30									SPARE	
	SPARE								31	B	32									SPARE	
12	OUTLET	500				1		20/1	33	A	34									SPARE	
12	OUTLET/LTG		500			1		20/1	35	B	36									SPARE	
		A= 11500																B= 11500			
		W/LCL A= 14500																W/LCL B= 14000			
TOTAL VA=		23000		W/LCL=28500				W/LCL AMPS= 119				TOTAL LCL=		22000		X .25 = 5500					
HIGH PHASE VA=		11500		W/LCL=14250				HIGH PH AMPS= 119				HIGH PHASE LCL=		11000		X .25 = 2750					

PANEL SCHEDULE



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SHEET TITLE

SINGLE LINE DIAGRAM
& PANEL SCHEDULE

SHEET NUMBER

E-2