

**SECOND AMENDMENT TO
TELECOMMUNICATIONS LICENSE AGREEMENT
WESTON PARK (SITE ID # RS0029-01)**

This SECOND AMENDMENT TO TELECOMMUNICATIONS LICENSE AGREEMENT – WESTON PARK (“Second Amendment”) is effective as of the date signed by Licensor (“Effective Date”), by and between **the City of Moreno Valley, the Moreno Valley Community Services District and City of Moreno Valley Housing Authority** (hereinafter referred to as “Licensor”) and NCWPCS MPL 35 - YEAR SITES TOWER HOLDINGS LLC, a Delaware limited liability company, by and through its Attorney In Fact, CCATT LLC, a Delaware limited liability company (hereinafter referred to as “Licensee”).

RECITALS

WHEREAS, Licensor and New Cingular Wireless PCS, LLC, a Delaware limited liability company (“Original Licensee”) entered into a Telecommunications License Agreement dated August 8, 2008 (the “Original License”) whereby Original Licensee leased certain real property, together with access and utility easements, located in Riverside County, California from Licensor (the “Premises,” being the area leased to Licensee by Licensor under the License), all located within certain real property owned by Licensor (“Licensor’s Property”); and

WHEREAS, the Original License was amended by that certain First Amendment to Telecommunications License Agreement dated July 29, 2022, a memorandum of which was recorded in the official records of Riverside County, California (“Official Records”) on February 7, 2023 at Instrument No. 2023-0035794 (“First Amendment”) (hereinafter the Original License and First Amendment are collectively referred to as the “License”); and

WHEREAS, NCWPCS MPL 35 - Year Sites Tower Holdings LLC is currently the Licensee under the License as successor in interest to the Original Licensee; and

WHEREAS, the Premises may be used for the purpose of constructing, maintaining and operating a communications facility, including tower structures, equipment shelters, cabinets, meter boards, utilities, antennas, equipment, any related improvements and structures and uses incidental thereto; and

WHEREAS, the License had an initial term that commenced on November 4, 2008 and expired on November 3, 2013. The License provides for five (5) extensions of five (5) years each, two (2) of which were exercised by Licensee. According to the License, the final extension expires on November 3, 2038; and

WHEREAS, Licensor and Licensee desire to amend the License on the terms and conditions contained herein.

AMENDMENT

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, Licensor and Licensee agree as follows:

1. Recitals; Defined Terms. The parties acknowledge the accuracy of the foregoing recitals. Any capitalized terms not defined herein shall have the meanings ascribed to them in the License.

2. Term. Section 4 of the Original License is hereby amended by deleting the following:

Licensee shall have the right to extend the Term of this License for five (5) additional terms (“Renewal Term”) of five (5) years each.

And inserting the following in its place:

Licensee shall have the right to extend the Term of this License for eight (8) additional terms (“Renewal Term”) of five (5) years each.

The remainder of Section 4 of the Original License remains unchanged by this Second Amendment. If all Renewal Terms are exercised, the final Renewal Term will expire on November 3, 2053.

3. Rents. Original License, dated August 8, 2008, Section 5 A. third sentence (last sentence of this Section), shall be replaced in its entirety with the following: “The rent shall increase at a rate of either CPI based on the Riverside-San Bernardino-Ontario Index CPI (U), all items, for 12 months or 3%, whichever is greater, each year automatically on the anniversary date of the Commencement Date for the remaining term of the License agreement, including any amendment to the License agreement.”

4. Maintenance; Landscape. Original License dated August 8, 2008, Section 7.B. second sentence, shall be replaced with the following: “Licensee shall pay a graffiti removal and landscape maintenance fee monthly for said service. The monthly Maintenance fee shall increase annually at a rate of either CPI, based on the Riverside-San Bernardino-Ontario Index CPI (U), all items, for 12 months or 3%, whichever is greater, each year automatically on the anniversary date of the Commencement Date for the remaining term of the License agreement, including any amendment to the License agreement.” For informational purposes only, as of the Effective Date the monthly Maintenance fee is One Hundred Sixty and 47/100 Dollars (\$160.47) per month.

5. Consent to Sublicense. In accordance with Section 13 of the License, Licensor hereby acknowledges and agrees to the sublicense of a portion of the Premises, as expanded, to T-Mobile or an affiliate or subsidiary (the “TMO Sublicensee”) for purposes of installation, maintenance and replacement of equipment, antennas, cables, fiber, and related accessories on the Premises for the operation of a wireless communications facility thereon. As used herein, the term “sublicense” includes any arrangement by which a third party can collocate its equipment at the Premises, whether it is by sublease, license, easement or any other agreement or arrangement.

6. Second Additional License Area. The existing Premises is hereby expanded in size to include additional space, which consists of a four hundred thirty (430) square foot parcel of real property adjacent to the existing Premises at a location more particularly described on Exhibit A-1 attached hereto and shown on the Site Plan attached hereto as Exhibit B (the “Second Additional License Area”). The Premises, as expanded, is described on Exhibit A-2 attached hereto. Notwithstanding anything to the contrary in this Second Amendment, Licensee is not relinquishing any rights to any lease area, access easements, and/or utility easements that it possesses prior to the date of this Second Amendment. In the event the location of any of Licensee’s or its sublessees’ existing improvements, utilities, and/or access routes are not depicted or described on the Site Plan and/or legal descriptions, Licensee’s leasehold rights and access and utility easement rights over such areas shall remain in full force and effect and the Premises shall be deemed to include such areas.

7. Second Additional Rent (Revenue Share). In consideration of the lease of the Second Additional License Area, Licensee agrees to pay to Licensor fifty percent (50%) of the rental, license or similar payments actually received by Licensee from the TMO Sublicensee (excluding any reimbursement of taxes, construction costs, installation costs, or revenue share reimbursement) (the “Second Additional Rent”) within thirty (30) days after receipt of said payments by Licensee. For the purposes of this Section 7, “Sublicense/Subtenant” shall mean any national broadband carrier, subtenant or licensee of License, that (i) has entered into a sublease or license with Licensee for the use of the Improvements or Premises on or after the Effective Date and (ii) is not paying any rent or fees directly to Licensor for the use of ground space and/or related to the use of Licensee’s Improvements at Premises. For purposes of this Section 7, “Sublicensee/Sublease” shall mean any sublease or license between Licensee and a Sublicensee/Subtenant. Licensee shall have no obligation for payment to Licensor of such share of rental, license or similar payments if not actually received by Licensee. Non-payment of such rental, license or other similar payment by the TMO Sublicensee shall not be an event of default under the License. Licensee shall have sole discretion as to whether, and on what terms, to sublease, license or otherwise allow occupancy of the Second Additional License Area. There shall be no express or implied obligation for Licensee to sublease, license or otherwise allow occupancy of the Second Additional License Area. Licensee shall pay to Licensor the Second Additional Rent until the earlier of (i) the expiration of the term of the License, or (ii) the expiration or termination of the sublicense with the TMO Sublicensee.

8. Right to Return the Second Additional License Area. Licensee shall have the option, upon thirty (30) days prior written notice to Licensor, in its sole and absolute discretion, to return the Second Additional License Area to the Licensor and to terminate the lease of the same by removing all improvements from the Second Additional License Area and returning same to its condition as of the Effective Date, ordinary wear and tear excepted (the “Return of the Second Additional License Area”). Effective upon removal of all improvements from the Second Additional License Area, the Second Additional Rent shall cease and will no longer be due or payable.

9. Business Summary Report. Once per calendar year, on or about the same date, Licensee shall submit a Sublicense/Subtenant business summary report, which shall include lease terms, a rent schedule, collections accounting, termination dates, and entity information for the prior twelve (12) month period. The report shall be signed by a representative of Licensee at

manager level or above. Licensee shall provide such written report to Licensor at parksandlandscape@moval.org.

10. Representations, Warranties and Covenants of Licensor. Licensor represents, warrants and covenants to Licensee as follows:

a) Licensor is duly authorized to and has the full power and authority to enter into this Second Amendment and to perform all of Licensor's obligations under the License as amended hereby.

b) Licensee is not currently in default under the License, and to Licensor's knowledge, no event or condition has occurred or presently exists which, with notice or the passage of time or both, would constitute a default by Licensee under the License.

c) Licensor agrees to provide such further assurances as may be requested to carry out and evidence the full intent of the parties under the License as amended hereby, and ensure Licensee's continuous and uninterrupted use, possession and quiet enjoyment of the Premises under the License as amended hereby.

d) Licensor acknowledges that the Premises, as defined, shall include any portion of Licensor's Property on which communications facilities or other Licensee improvements exist on the date of this Second Amendment.

11. Counterparts. This Second Amendment may be executed in separate and multiple counterparts, each of which shall be deemed an original but all of which taken together shall be deemed to constitute one and the same instrument.

12. Remainder of License Unaffected. In all other respects, the remainder of the License shall remain in full force and effect. Any portion of the License that is inconsistent with this Second Amendment is hereby amended to be consistent.

13. Recordation. Licensee, at its cost and expense, shall have the right to record a memorandum of this Second Amendment in the Official Records at any time following the execution of this Second Amendment by all parties hereto. In addition, Licensee shall have the right in its discretion, to record a notice of lease, affidavit or other form to be determined by Licensee without Licensor's signature in form and content substantially similar to the memorandum, to provide record notice of the terms of this Second Amendment.

[Signature pages follow]

Cell Site Number: RS0029-01
Cell Site Name: Weston Park
Address: 13156 Lasselle Street Moreno Valley, CA 92553

Licensor and Licensee have caused this Second Amendment to be duly executed on the day and year first written above.

LICENSOR:
City of Moreno Valley, and Moreno Valley Community Services District a municipal corporation

LICENSEE:
NCWPCS MPL 35 - YEAR SITES TOWER HOLDINGS LLC, a Delaware limited liability company

By: _____
Name: Mike Lee
Title: City Manager City of Moreno Valley and Executive Director of the Moreno Valley Community Services District

BY: _____
By: CCATT LLC, a Delaware limited liability company
Its: Attorney In Fact

Date: _____

NAME: _____
TITLE: _____

DATE: _____

Licensor affirms that this Second Amendment was approved at a duly noticed public meeting held on _____ 2024

ATTEST:

By: _____
Name: M. Patricia Rodriguez
Title: Acting City Clerk City of Moreno Valley and Acting Secretary of the Moreno Valley Community Services District
Date: _____

APPROVED AS TO LEGAL FORM:

RECOMMENDED FOR APPROVAL:

By: _____
Name: _____
Title: City Attorney for the City of Moreno Valley
Date: _____

By: _____
Name: Jeremy Bubnick
Title: Parks and Community Services Director
City of Moreno Valley
Date: _____

EXHIBIT A-1
(Legal Description of the Second Additional License Area)

THAT PORTION OF LOTS 4 & 5, BLOCK 66 IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN IN BOOK OF MAPS 11, PAGE 10 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS;

COMMENCE AT A FOUND 4"X4" MONUMENT IN A HANDHOLE AT THE INTERSECTION OF THE CENTERLINES OF LASSELLE STREET AND DRACAEA AVENUE;

THENCE WITH THE CENTERLINE OF LASSELLE STREET NORTH 0°00'10" EAST, 482.26 FEET;

THENCE DEPARTING THE CENTERLINE OF LASSELLE STREET SOUTH 89°59'50" EAST, 94.57 FEET;

THENCE NORTH 88°47'20" EAST, 26.10 FEET;

THENCE SOUTH 1°12'40" EAST, 26.00 FEET;

THENCE NORTH 88°47'20" EAST, 6.00 FEET;

THENCE SOUTH 1°12'40" EAST, 8.00 FEET;

THENCE SOUTH 88°47'20" WEST, 6.00 FEET;

THENCE SOUTH 1°12'40" EAST, 4.20 FEET;

THENCE NORTH 88°47'20" EAST, 3.20 FEET;

THENCE SOUTH 1°12'40" EAST, 16.30 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 1°12'40" EAST, 14.83 FEET;

THENCE SOUTH 88°47'20" WEST, 25.88 FEET;

THENCE NORTH 1°12'40" WEST, 12.67 FEET;

THENCE NORTH 88°47'20" EAST, 7.18 FEET;

THENCE NORTH 1°12'40" WEST, 8.67 FEET;

THENCE NORTH 88°47'20" EAST, 9.50 FEET;

Cell Site Number: RS0029-01
Cell Site Name: Weston Park
Address: 13156 Lasselle Street Moreno Valley, CA 92553

THENCE SOUTH $1^{\circ}12'40''$ EAST, 6.50 FEET;

THENCE NORTH $88^{\circ}47'20''$ EAST, 9.20 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 430 SQUARE FEET, OR 0.010 ACRES, MORE OR LESS.

EXHIBIT A-2
(Legal Description of the Premises, as expanded)

OVERALL PREMISES, AS EXPANDED (referred to as "Tower Lease" in Exhibit B)
THAT PORTION OF LOTS 4 & 5, BLOCK 66 IN THE CITY OF MORENO VALLEY,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN IN BOOK OF MAPS 11,
PAGE 10 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,
DESCRIBED AS FOLLOWS;

COMMENCE AT A FOUND 4"X4" MONUMENT IN A HANDHOLE AT THE
INTERSECTION OF THE CENTERLINES OF LASSELLE STREET AND DRACAEA
AVENUE;

THENCE WITH THE CENTERLINE OF LASSELLE STREET NORTH 0°00'10" EAST,
482.26 FEET;

THENCE DEPARTING THE CENTERLINE OF LASSELLE STREET SOUTH 89°59'50"
EAST, 94.57 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 0°00'10" EAST, 482.26 FEET;

THENCE SOUTH 89°59'50" EAST, 94.57 FEET;

THENCE NORTH 88°47'20" EAST, 26.10 FEET;

THENCE SOUTH 1°12'40" EAST, 26.00 FEET;

THENCE NORTH 88°47'20" EAST, 6.00 FEET;

THENCE SOUTH 1°12'40" EAST, 8.00 FEET;

THENCE SOUTH 88°47'20" WEST, 6.00 FEET;

THENCE SOUTH 1°12'40" EAST, 4.20 FEET;

THENCE NORTH 88°47'20" EAST, 3.20 FEET;

THENCE SOUTH 1°12'40" EAST, 16.30 FEET;

THENCE SOUTH 1°12'40" EAST, 14.83 FEET;

THENCE SOUTH 88°47'20" WEST, 25.88 FEET;

THENCE NORTH 1°12'40" WEST, 12.67 FEET;

THENCE NORTH 88°47'20" EAST, 7.18 FEET;

Cell Site Number: RS0029-01
Cell Site Name: Weston Park
Address: 13156 Lasselle Street Moreno Valley, CA 92553

THENCE NORTH 1°12'40" WEST, 8.67 FEET;
THENCE NORTH 1°12'40" WEST, 8.90 FEET;
THENCE SOUTH 88°47'20" WEST, 10.60 FEET;
THENCE NORTH 1°12'40" WEST, 39.10 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 1728 SQUARE FEET, OR 0.040 ACRES, MORE OR LESS.

NON-EXCLUSIVE ACCESS & UTILITY EASEMENT

A 6.00 FOOT WIDE STRIP OF LAND OVER THAT PORTION OF LOTS 4 & 5, BLOCK 66 IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN IN BOOK OF MAPS 11, PAGE 10 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCE AT A FOUND 4"X4" MONUMENT IN A HANDHOLE AT THE INTERSECTION OF THE CENTERLINES OF LASSELLE STREET AND DRACAEA AVENUE;

THENCE WITH THE CENTERLINE OF LASSELLE STREET NORTH 0°00'10" EAST, 482.26 FEET;

THENCE DEPARTING THE CENTERLINE OF LASSELLE STREET SOUTH 89°59'50" EAST, 94.57 FEET;

THENCE NORTH 88°47'20" EAST, 26.10 FEET;

THENCE SOUTH 1°12'40" EAST, 38.20 FEET;

THENCE NORTH 88°47'20" EAST, 6.20 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 1°12'40" EAST, 8.16 FEET;

THENCE NORTH 89°12'58" EAST, 45.65 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 27.50 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°46'53", AN ARC LENGTH OF 16.69 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 32.50 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°08'54", AN ARC LENGTH OF 37.52 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 27.50 FEET;

Cell Site Number: RS0029-01
Cell Site Name: Weston Park
Address: 13156 Lasselle Street Moreno Valley, CA 92553

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $61^{\circ}53'25''$, AN ARC LENGTH OF 29.71 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 22.50 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $63^{\circ}21'40''$, AN ARC LENGTH OF 24.88 FEET TO A POINT OF TANGENCY;

THENCE NORTH $56^{\circ}22'42''$ EAST, 17.25 FEET TO THE POINT OF TERMINUS ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF MOHICAN DRIVE.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED AS NECESSARY TO ELIMINATE ANY GAPS AND OVERLAPS OVER THE TOWER LEASE AREA AND SOUTHWESTERLY RIGHT OF WAY LINE OF MOHICAN DRIVE.

CONTAINING 1079 SQUARE FEET, OR 0.025 ACRES, MORE OR LESS.

Cell Site Number: RS0029-01
Cell Site Name: Weston Park
Address: 13156 Lasselle Street Moreno Valley, CA 92553

EXHIBIT B
(Site Plan)

[see attached]

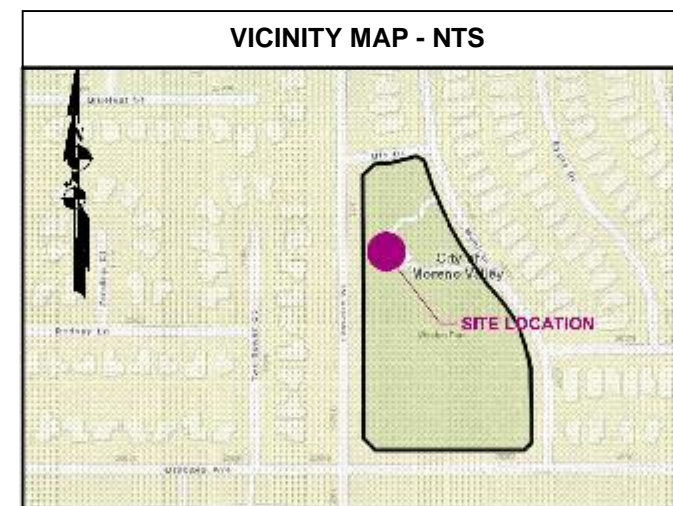
TOWER SURVEY

856551

RS0029-01 WESTON PARK
13156 LASSELLE STREET
MORENO VALLEY, CALIFORNIA 92555
RIVERSIDE COUNTY

LEGEND

ADDITIONAL LAND	IP / REBAR MONU	TRANSFORMER
BUILDING	IP / REBAR - MONU- FOUND	TRANSFORMER PAD
ASPHALT PAVEMENT	CASED MONU	CATCH BASIN
CONTOUR - MAJOR	CASED MONU - FOUND	INLET
CONTOUR - MINOR	TRAVERSE POINT	CULVERT
EASEMENT	SURVEY POINT	UTILITY VAULT
GUIDERAIL	GRAVEL	MANHOLE
JURISDICTION LINE	DIRT	HANDHOLE
PROPERTY LINE	CONCRETE	PULL BOX
PROPERTY TIE	RETAINING WALL	PEDESTAL
PARENT PROPERTY	STAIRS	RISER
TOWER EASEMENT	DOOR / GATE	METER
RIGHT OF WAY	DOUBLE DOOR / GATE	VALVE
SETBACK	GATE - SLIDING	CLEANOUT
TREELINE	SIGNS	JUNCTION BOX
WETLAND	MAILBOX	PUMP STATION
RAILROAD TRACKS	COLUMN	UTILITY BOX
CENTERLINE	UTILITY POLE	CONTROLLER
ROAD CENTERLINE	GUYED POLE	HVAC
STREAM	POLE	GENERATOR
STREAM (DIRECTIONAL)	LIGHTPOLE	DISCONNECT SWITCH
DITCH	BOLLARD	
CHANNEL	FIRE HYDRANT	
FENCE	FLAG POLE	
CABLE TV	SHRUB	
CABLE U.G.	TREE - PALM	
COMBINED SEWER	TREE - CONIFEROUS	
CABLE TV & ELEC	TREE - DECIDUOUS	
CABLE TV & ELEC U.G.	METAL PLATFORM	
CABLE, ELEC & TELE	FUEL TANKS	
CABLE, ELEC & TELE U.G.	TRAFFIC SIGNAL CONTR.	
ELECTRIC	TOPO - HIGH POINT	
ELECTRIC U.G.	TOPO - LOW POINT	
FIBER	PROPERTY TIE	
FIBER U.G.		
GAS		
SEWER		
STORM		
TELEPHONE		
TELEPHONE U.G.		
UNKNOWN UTILITY		
WATER		
BREAKLINE		
MATCH LINE		



AREA SUMMARY

AREA	SQ. FT.	ACRES
PARENT PARCEL	±180,609	±4.416
EXISTING LEASE	±1,295	±0.030
ADDITIONAL LEASE	±430	±0.010
TOWER LEASE	±1,726	±0.040
ACCESS & UTILITY EASEMENT	±1,075	±0.025
UTILITY EASEMENT A	±246	±0.006
UTILITY EASEMENT B	±224	±0.005

SURVEY PROCEDURES & EQUIPMENT

THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS AS REQUIRED BY CALIFORNIA REQUIREMENTS FOR BOUNDARY SURVEYS.

INSTRUMENTS USED:
- SPECTRA PRECISION SP60 GNSS RECEIVER USING THE SMARTNET VRS NETWORK
- TRIMBLE S6 SERIES ROBOTIC TOTAL STATION

CONTENTS

COVER SHEET
PROPERTY OVERVIEW
EASEMENT ACCESS OVERVIEW
SITE BOUNDARY
LEGAL DESCRIPTIONS

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
I.P.O.B.	TRUE POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
C.L.	CENTERLINE
P.L.	PROPERTY LINE

SURVEY PERFORMED FOR:



1500 Corporate Drive
Canonsburg, PA 15317

SURVEY COORDINATED BY:

GEOLINE SURVEYING, INC.
13430 NW 10th Terrace, Suite A, Alachua, FL 32615
Tele: (386) 418-0500 | Fax: (386) 462-9986

SURVEY PERFORMED BY:

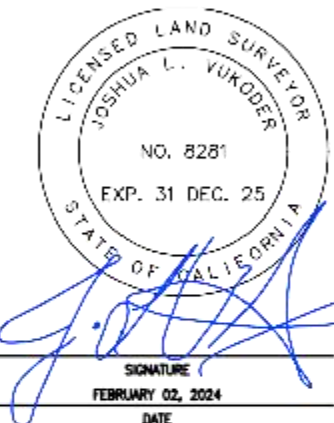
NV5
3550 W. MARKET ST., SUITE 200, AKRON, OH 44333
Tele: (800) 787-8397 | www.NV5.com

DRAWN BY: EMD | CHK BY: SLV | JOB NO.: 5202304010

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO CCATT LLC,
CROWN CASTLE USA INC. INCLUDING ITS PARENTS,
SUBSIDIARIES AND AFFILIATED ENTITIES AND
WESTCOR LAND TITLE INSURANCE COMPANY.

SURVEYOR NAME: JOSHUA L. VUKODER
CALIFORNIA CERTIFICATE NO. 8281



LEASE AREA ZONING:

OS - OPEN SPACE/PARK

LEASE AREA FLOOD NOTE:

ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06085 C 0785 C, EFFECTIVE AUGUST 28, 2008, AND IS NOT PARTIALLY LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

BASIS OF NORTH:

THE BASIS OF BEARING IS THE CENTERLINE OF GARDEN GROVE BOULEVARD, KNOWN AS BEING NORTH 89°48'00" EAST PER TRACT MAP 15547 (BOOK 752, PAGE 16 OF THE ORANGE COUNTY RECORDS, SITE LOCATED IN CALIFORNIA ZONE VI - FIPS:02230 - NAD83).

NOTES:

1. SURVEY PERFORMED ON 07-27-23.
2. DATA PROJECTED IN STATE PLANE COORDINATE SYSTEM (CALIFORNIA ZONE VI - EPSG:2230 - NAD83), WITH (NAD83) VERTICAL DATUM.
3. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA, UNLESS OTHERWISE NOTED HEREON.
5. NOT ALL SYMBOLS ARE DEPICTED TO SCALE.
6. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

REV	DATE	DESCRIPTION	DRWN
01	07-27-23	SITE UPDATE	EMD
02	08-02-23	CLIENT COMMENTS	EMD
03	02-02-24	SEAL	EMD

SITE INFORMATION:

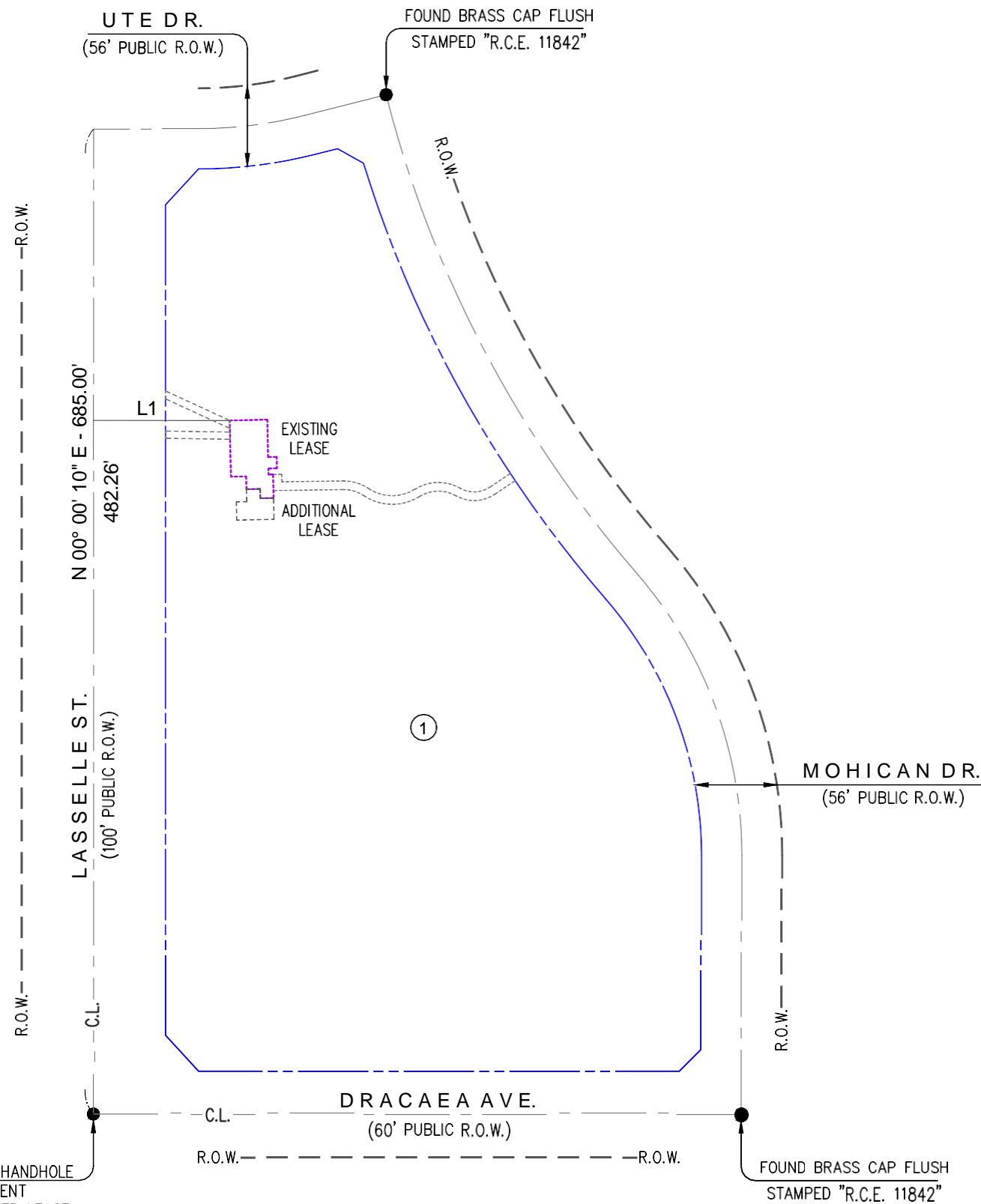
Name	RS0029-01 WESTON PARK
BUN	856551
Address	13156 LASSELLE STREET MORENO VALLEY, CALIFORNIA 92555
County	RIVERSIDE COUNTY

SITE LOCATED IN:
PART OF LOTS 4 & 5, BLOCK 66, MAP BOOK 11 PAGE 10

TOWER SURVEY

SHEET TITLE: COVER SHEET

Line Table		
Line	Direction	Length
L1	S89° 59' 50"E	94.57'



AREA SUMMARY

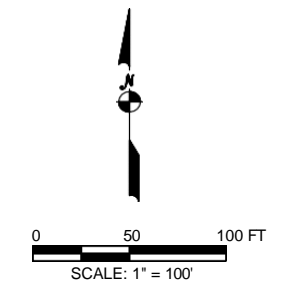
AREA	SQ. FT.	ACRES
PARENT PARCEL	±180,609	±4.416
EXISTING LEASE	±1,298	±0.030
ADDITIONAL LEASE	±430	±0.010
TOWER LEASE	±1,728	±0.040
ACCESS & UTILITY EASEMENT	±1,079	±0.025
UTILITY EASEMENT A	±246	±0.006
UTILITY EASEMENT B	±224	±0.005

PROPERTY INFORMATION

PARENT PARCEL

- ① CITY OF MORENO VALLEY COMMUNITY SERVICES
 DISTRICT ZONE A
 ADDRESS: NOT PROVIDED
 DEED: NOT PROVIDED

APN: 487-350-001
 13156 LASSELLE STREET
 MORENO VALLEY, CA 92555



SURVEY PERFORMED FOR:



REV	DATE	DESCRIPTION	DRWN
01	07-28-23	SITE UPDATE	EMD
02	08-02-23	CLIENT COMMENTS	EMD
03	02-02-24	SEAL	EMD

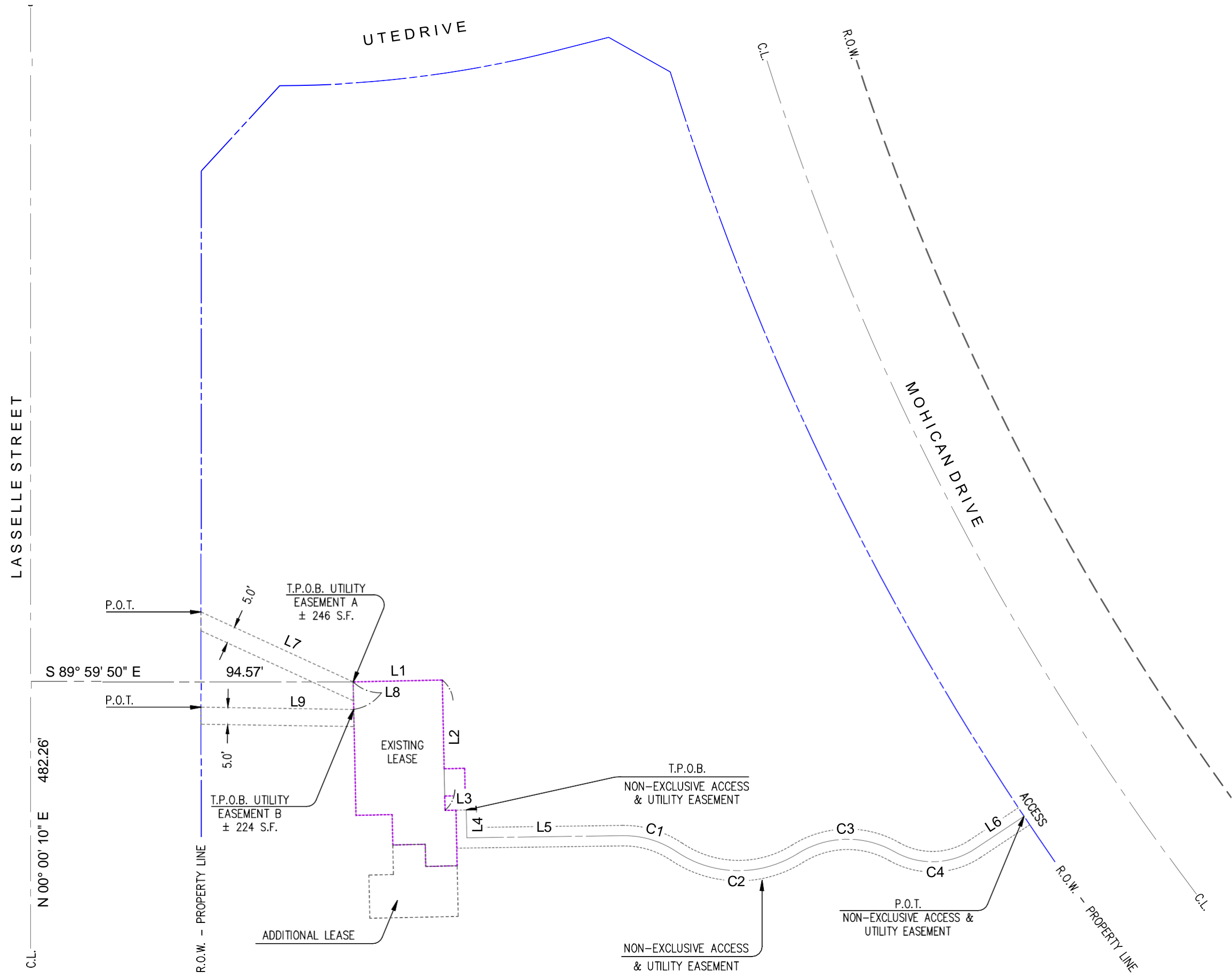
SITE INFORMATION:

Name	RS0029-01 WESTON PARK
BUN	856551
Address	13156 LASSELLE STREET MORENO VALLEY, CALIFORNIA 92555
County	RIVERSIDE COUNTY

SITE LOCATED IN:
 PART OF LOTS 4 & 5, BLOCK 66, MAP BOOK 11, PAGE 10

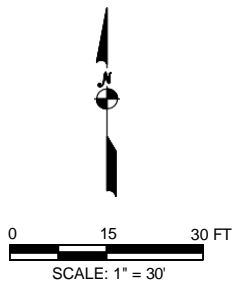
TOWER SURVEY

SHEET: PROPERTY OVERVIEW



Line Table		
Line	Direction	Length
L1	N88° 47' 20"E	26.10'
L2	S01° 12' 40"E	38.20'
L3	N88° 47' 20"E	6.20'
L4	S01° 12' 40"E	8.16'
L5	N89° 12' 58"E	45.65'
L6	N56° 22' 42"E	17.25'
L7	N65° 18' 18"W	49.05'
L8	S01° 12' 40"E	8.08'
L9	N89° 07' 37"W	44.74'

Curve Table			
Curve	Delta	Radius	Length
C1	Δ=034° 46' 53"	27.50'	16.69'
C2	Δ=066° 08' 54"	32.50'	37.52'
C3	Δ=061° 53' 25"	27.50'	29.71'
C4	Δ=063° 21' 40"	22.50'	24.88'



SURVEY PERFORMED FOR:

CROWN CASTLE 1500 Corporate Drive
Canonsburg, PA 15317

REV	DATE	DESCRIPTION	DRWN
01	07-28-23	SITE UPDATE	EMD
02	08-02-23	CLIENT COMMENTS	EMD
03	02-02-24	SEAL	EMD

SITE INFORMATION:

Name: **RS0029-01 WESTON PARK**

BUN: **856551**

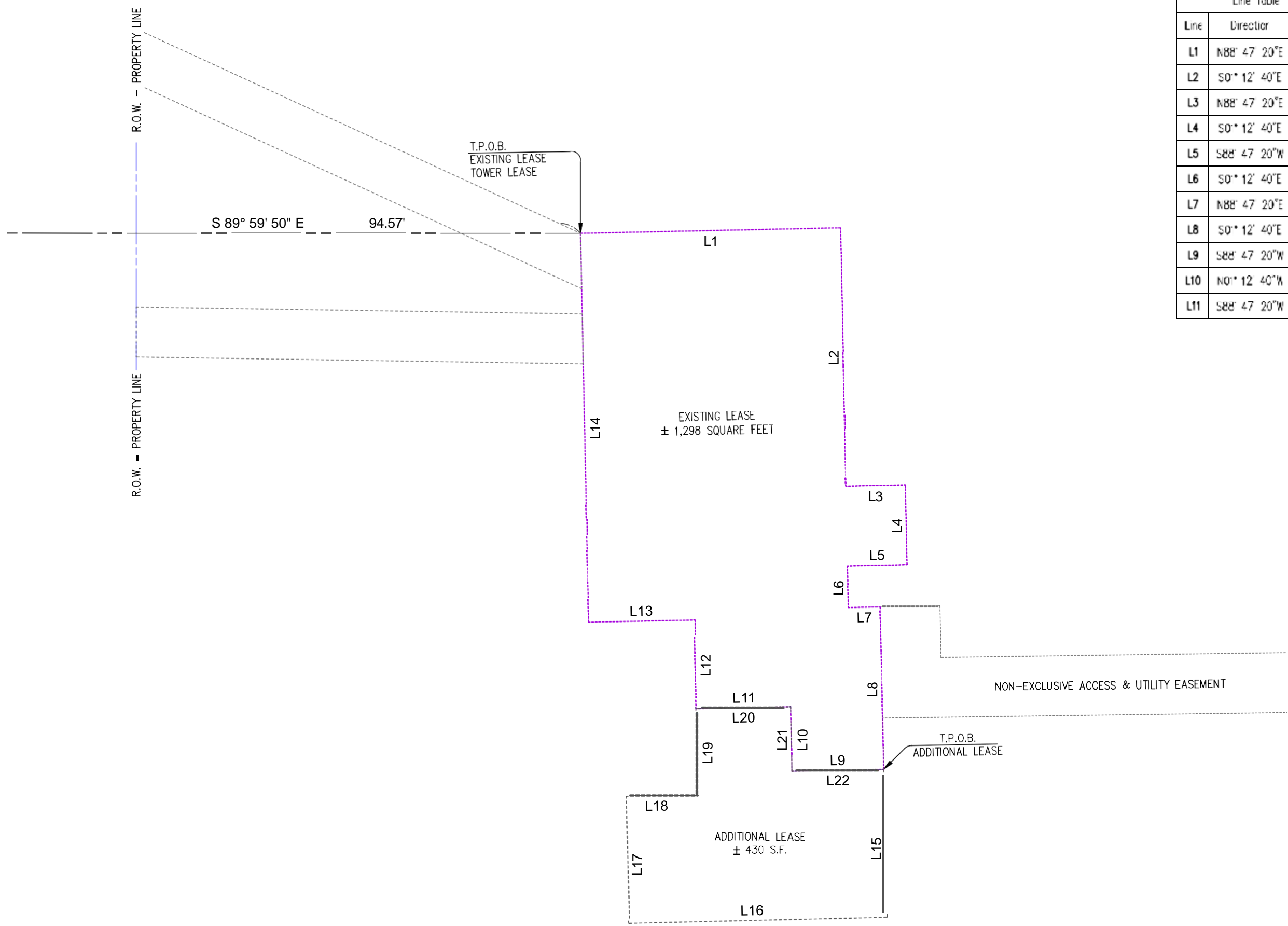
Address: **13156 LASSELLE STREET
MORENO VALLEY, CALIFORNIA 92555**

County: **RIVERSIDE COUNTY**

SITE LOCATED IN:
PART OF LOTS 4 & 5, BLOCK 66, MAP BOOK 11, PAGE 10

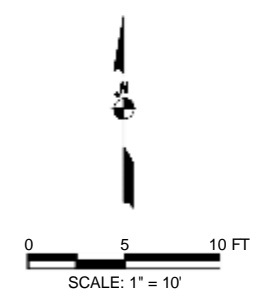
TOWER SURVEY

SHEET: EASEMENT ACCESS OVERVIEW



Line Table		
Line	Direction	Length
L1	N88° 47' 20"E	26.10'
L2	S0° 12' 40"E	26.00'
L3	N88° 47' 20"E	6.00'
L4	S0° 12' 40"E	8.00'
L5	S88° 47' 20"W	6.00'
L6	S0° 12' 40"E	4.20'
L7	N88° 47' 20"E	3.20'
L8	S0° 12' 40"E	16.30'
L9	S88° 47' 20"W	9.20'
L10	N0° 12' 40"W	6.50'
L11	S88° 47' 20"W	9.50'

Line Table		
Line	Direction	Length
L12	N01° 12' 40"W	8.90'
L13	S88° 47' 20"W	10.60'
L14	N01° 12' 40"W	39.10'
L15	S01° 12' 40"E	14.83'
L16	S88° 47' 20"W	25.88'
L17	N01° 12' 40"W	12.67'
L18	N88° 47' 20"E	7.18'
L19	N01° 12' 40"W	8.67'
L20	N88° 47' 20"E	9.50'
L21	S01° 12' 40"E	6.50'
L22	N88° 47' 20"E	9.20'



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SITE INFORMATION:

Name	RS0029-01 WESTON PARK
BUN	856551
Address	13156 LASSELLE STREET MORENO VALLEY, CALIFORNIA 92555
County	RIVERSIDE COUNTY

SITE LOCATED IN:
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TOWER SURVEY

SHEET: SITE BOUNDARY