

EXHIBIT B

1. Description of Premises

a. LEASE AREA LEGAL DESCRIPTION

b. A PORTION OF THAT CERTAIN PARCEL OF LAND AS GRANTED IN QUIT CLAIM DEED RECORDED AS INSTRUMENT NO. 132760, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING A PORTION OF PARCEL 3 AND A PORTION OF LOT E OF PARCEL MAP 21574, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 147, PAGES 28 THROUGH 30 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

c. COMMENCING AT A BRASS CAP IN HAND HOLE STAMPED "LS 4547" AT THE CENTERLINE INTERSECTION OF LASSELLE STREET AND ARROYO PARK DRIVE AS SHOWN ON CORNER RECORD 07-817, RECORDED IN BOOK 07, PAGE 817 OF CORNER RECORDS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FROM WHICH AN IRON PIPE IN THE CENTERLINE OF SAID ARROYO PARK STREET BEARS NORTH 79°47'34" WEST, 303.74 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 60°00'42" WEST, 611.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" EAST, 16.00 FEET; THENCE NORTH 90°00'00" WEST, 30.00 FEET; THENCE NORTH 00°00'00" EAST, 16.00 FEET; THENCE NORTH 90°00'00" EAST, 30.00 FEET TO THE POINT OF BEGINNING.

d. CONTAINING 480 SQUARE FEET (0.011 ACRES) OF LAND, MORE OR LESS.

e. AERIAL LEASE AREA LEGAL DESCRIPTION

f. A PORTION OF THAT CERTAIN PARCEL OF LAND AS GRANTED IN QUIT CLAIM DEED RECORDED AS INSTRUMENT NO. 132760, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING A PORTION OF PARCEL 3 AND A PORTION OF LOT E OF PARCEL MAP 21574, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 147, PAGES 28 THROUGH 30 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

g. COMMENCING AT A BRASS CAP IN HAND HOLE STAMPED "LS 4547" AT THE CENTERLINE INTERSECTION OF LASSELLE STREET AND ARROYO PARK DRIVE AS SHOWN ON CORNER RECORD 07-817, RECORDED IN BOOK 07, PAGE 817 OF CORNER RECORDS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FROM WHICH AN IRON PIPE IN THE CENTERLINE OF SAID ARROYO PARK STREET BEARS NORTH 79°47'34" WEST, 303.74 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 60°00'42" WEST, 611.97 FEET THENCE SOUTH 00°00'00" EAST, 16.00

FEET; THENCE NORTH 90°00'00" WEST, 30.00 FEET TO THE POINT OF BEGINNING;

- h. THENCE CONTINUING NORTH 90°00'00" WEST, 6.33 FEET

 - i. THENCE NORTH 00°00'00" EAST, 22.00 FEET; THENCE NORTH 90°00'00" EAST, 22.00 FEET; THENCE SOUTH 00°00'00" EAST, 6.00 FEET; THENCE NORTH 90°00'00" WEST, 15.67 FEET; THENCE SOUTH 00°00'00" WEST, 16.00 FEET TO THE POINT OF BEGINNING.

 - j. CONTAINING 233 SQUARE FEET (0.005 ACRES) OF LAND, MORE OR LESS.
-
- 2. Licensee's Facilities - Attached Site Plans

 - 3. Incorporation of Plans by Reference

CODE COMPLIANCE

- ALL WORKS AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.
- | | |
|---|---|
| 1. 2019 CALIFORNIA BUILDING CODE | 7. COUNTY COASTAL ZONE LAND USE ORDINANCE-TITLE 23 |
| 2. 2019 CALIFORNIA ELECTRICAL CODE ADOPTED 2017 NEC | 8. COUNTY FIRE CODE ORDINANCE - TITLE 16 |
| 3. 2019 CALIFORNIA FIRE CODE | 9. COUNTY LAND USE ORDINANCE - TITLE 22 |
| 4. 2019 CALIFORNIA MECHANICAL CODE | 10. COUNTY BUILDING AND CONSTRUCTION ORDINANCE - TITLE 19 |
| 5. 2019 CALIFORNIA PLUMBING CODE | |
| 6. 2019 CALIFORNIA ENERGY CODE | |

PROJECT TEAM

- | | |
|---|---|
| CLIENT REPRESENTATIVE | CONSTRUCTION MANAGER |
| COMPANY: SMARTLINK, LLC
ADDRESS: 3300 IRVINE AVENUE, SUITE 300,
CITY, STATE, ZIP: NEWPORT BEACH, CA 92660
CONTACT: ALEXIS DUNLAP
PHONE: (949) 838-7313
EMAIL: alexis.dunlap@smartlinkgroup.com | COMPANY: AT&T
ADDRESS: 1452 EDINGER AVE.
CITY, STATE, ZIP: TUSTIN, CA. 92780 |
| SITE ACQUISITION | ATT PROJECT MANAGER |
| COMPANY: SMARTLINK, LLC
ADDRESS: 3300 IRVINE AVENUE, SUITE 300
CITY, STATE, ZIP: NEWPORT BEACH, CA 92660
CONTACT: TYLER LAROS
PHONE: (858) 692-1651
EMAIL: tyler.laros@smartlinkgroup.com | COMPANY: AT&T
ADDRESS: 1452 EDINGER AVE.
CITY, STATE, ZIP: TUSTIN, CA. 92780
CONTACT: CHRISTIE M. ASARI-PRICE
PHONE: (714) 267-3628
EMAIL: CH0897@att.com |
| ZONING | APPLICANT |
| COMPANY: SMARTLINK, LLC
ADDRESS: 3300 IRVINE AVENUE, SUITE 300
CITY, STATE, ZIP: NEWPORT BEACH, CA 92660
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CITY, STATE, ZIP: TUSTIN, CA. 92780
CONTACT: CHRISTIE M. ASARI-PRICE
PHONE: (714) 267-3628
EMAIL: CH0897@att.com |
| ENGINEER | RF ENGINEER |
| COMPANY: CASA INDUSTRIES, INC.
ADDRESS: 4430 E. MIRALOMA AVE. SUITE D
CITY, STATE, ZIP: ANAHEIM, CA 92807
CONTACT: JULIUS SANTIAGO
PHONE: (714) 553-8899
EMAIL: JSANTIAGO@CASAIND.COM | COMPANY: AT&T
ADDRESS: 739 E SANTA CLARA ST.,
ROOM 217
CITY, STATE, ZIP: VENTURA, CA. 93001
CONTACT: SANDEEP MANGAT
PHONE: (805) 312-1694
EMAIL: sm2840@att.com |

SITE INFORMATION

APPLICANT / LESSEE



PROPERTY OWNER

OWNER: CITY MORENO VALLEY
ADDRESS: 25180 SANTIAGO DR.
CITY, STATE, ZIP: MORENO VALLEY, CA 92551
CONTACT: DEAN RISTOW
PHONE: (951) 413-3711

LATITUDE: 33° 52' 26.32" N (33.873978°)
LONGITUDE: 117° 12' 45.51" W (-117.212642°)
LAT./LONG. TYPE: NAD 83
GROUND ELEVATION: 1468.5 AMSL
ABOVE GROUND LEVEL: 75' A.G.L.
APN #: 312-243-010
AREA OF CONSTRUCTION: ±480 SQ. FT.
ZONING / JURISDICTION: CITY OF MORENO VALLEY
CURRENT ZONING: -
PROPOSED USE: UNMANNED TELECOMMUNICATIONS FACILITY
HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED



AT&T

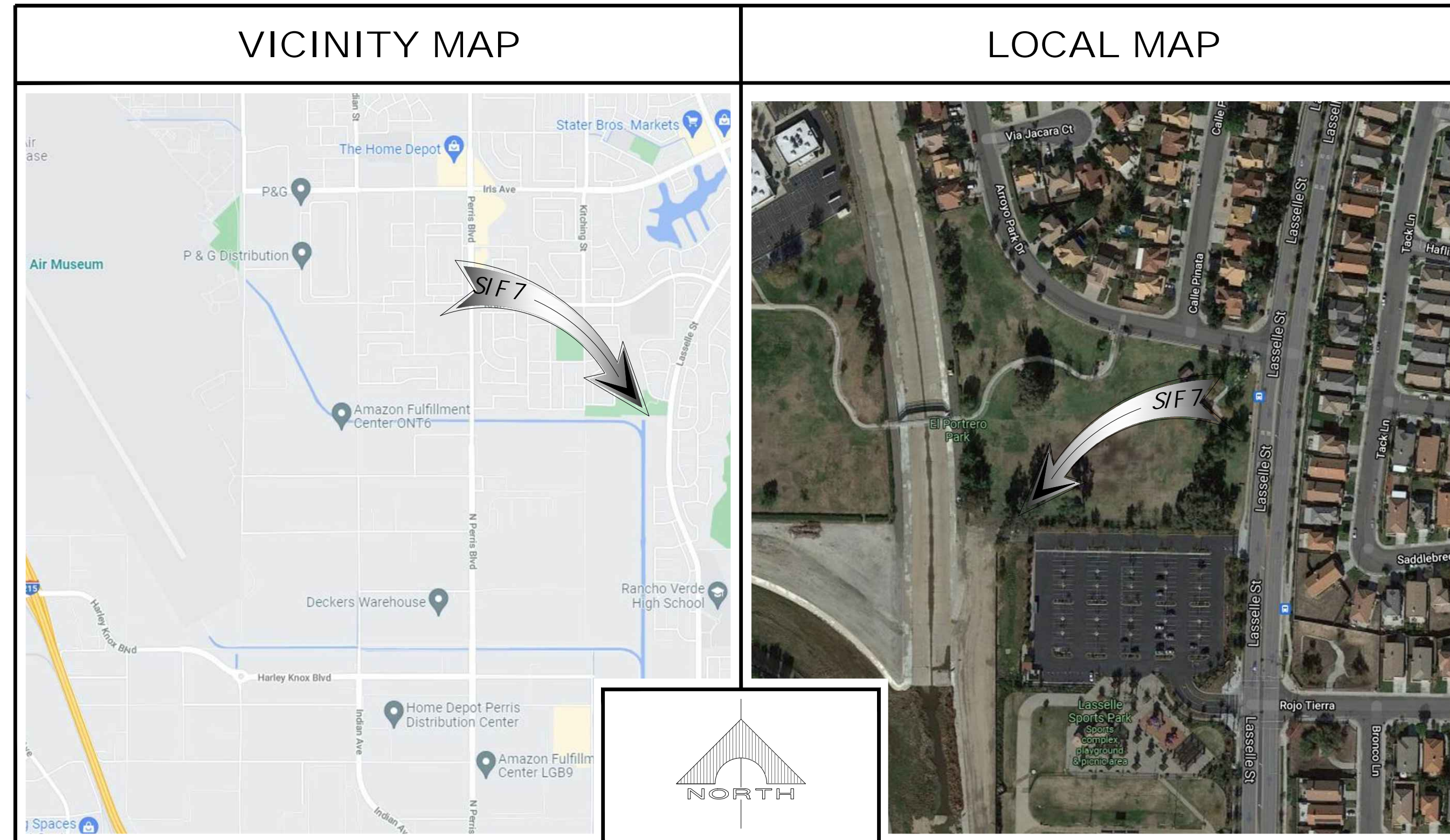
Your world. Delivered

SITE NUMBER: CSL04656 - NSB
SITE NAME: EL POTRERO PARK

FA#: 15547709

USID#: 314211

16841 VIA PAMPLONA
MORENO VALLEY, CA 92551
RIVERSIDE COUNTY



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE:
TURN RIGHT ONTO EDINGER AVE, USE THE LEFT 2 LANES TO TURN LEFT ONTO THE CA-261 N RAMP, KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR CA-261 N AND MERGE ONTO CA-261 N, MERGE ONTO CA-261 N, TAKE THE EXIT ON THE LEFT ONTO CA-241 N, TAKE EXIT 39A TO MERGE ONTO CA-91 E TOWARD RIVERSIDE, TAKE EXIT 65B TO MERGE ONTO CA-60 E TOWARD I-215 S/SAN DIEGO/INDIO, CONTINUE ONTO CA-60 E/I-215 S, KEEP LEFT AT THE FORK TO CONTINUE ON CA-60 E, TAKE EXIT 64 FOR NASON ST, USE THE RIGHT 2 LANES TO TURN RIGHT ONTO NASON ST, TURN RIGHT ONTO IRIS AVE, USE THE LEFT 2 LANES TO TURN LEFT ONTO LASSELLE ST, TURN RIGHT, DESTINATION WILL BE ON THE RIGHT.

LEGAL DESCRIPTION

SEE SURVEY SHEETS FOR LEGAL DESCRIPTION



APPROVALS

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

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

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS
SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

GENERAL NOTES

THE FACILITY IS 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 PROPOSED.

PROJECT DESCRIPTION INDOOR EQUIPMENT / WIC ENCLOSURE

- 'AT&T' PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNMANNED WIRELESS COMMUNICATIONS FACILITY. THIS FACILITY WILL CONSIST OF THE FOLLOWING:
- INSTALL (P) 75' HIGH MONOPINE TO MATCH
 - INSTALL 15 (P) PANEL ANTENNAS (5 PER SECTOR).
 - INSTALL 15 (P) LTE RRUS AT ANTENNA LEVEL (5 PER SECTOR).
 - INSTALL 1 (P) 2'Ø MW ANTENNA.
 - INSTALL 4 (P) DC-9 SURGE SUPPRESSORS (SQUID).
 - INSTALL 1 (P) GPS ANTENNA.
 - INSTALL 3 (P) DC-12 (OUTDOOR).
 - INSTALL (P) UTILITY PANELS.
 - INSTALL 1 (P) DELTA "WALK UP CABINET" (WUC).
 - INSTALL 1 (P) 20KW (97 GAL.) GENERAC COMPACT DIESEL GENERATOR.
 - INSTALL (P) 10' HIGH SPLIT FACE CMU ENCLOSURE WITH CHAIN-LINK SECURITY LID AND ANTI-GRAFFITI PAINT.

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
LS-1	SITE SURVEY
LS-2	SURVEY NOTES
A-1	SITE PLAN AND ENLARGED SITE PLAN
A-2	LEASE AREA, ANTENNA PLAN AND ANTENNA/RRU SCHEDULE
A-2.1	ANTENNA PLAN (BRANCH OVERLAY)
A-3	ELEVATIONS
A-4	ELEVATIONS
A-5	EQUIPMENT SPECIFICATIONS



THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.



3300 IRVINE AVENUE, SUITE 300,
NEWPORT BEACH, CA 92660
TEL: (949) 387-1265
FAX: (949) 387-1275



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

REV	DATE	DESCRIPTION
1	05/02/22	PLANNING COMMENT REVISIONS
0	01/31/22	100% ZONING DRAWINGS
A	12/28/21	90% ZONING DRAWINGS

NOT TO BE USED FOR CONSTRUCTION

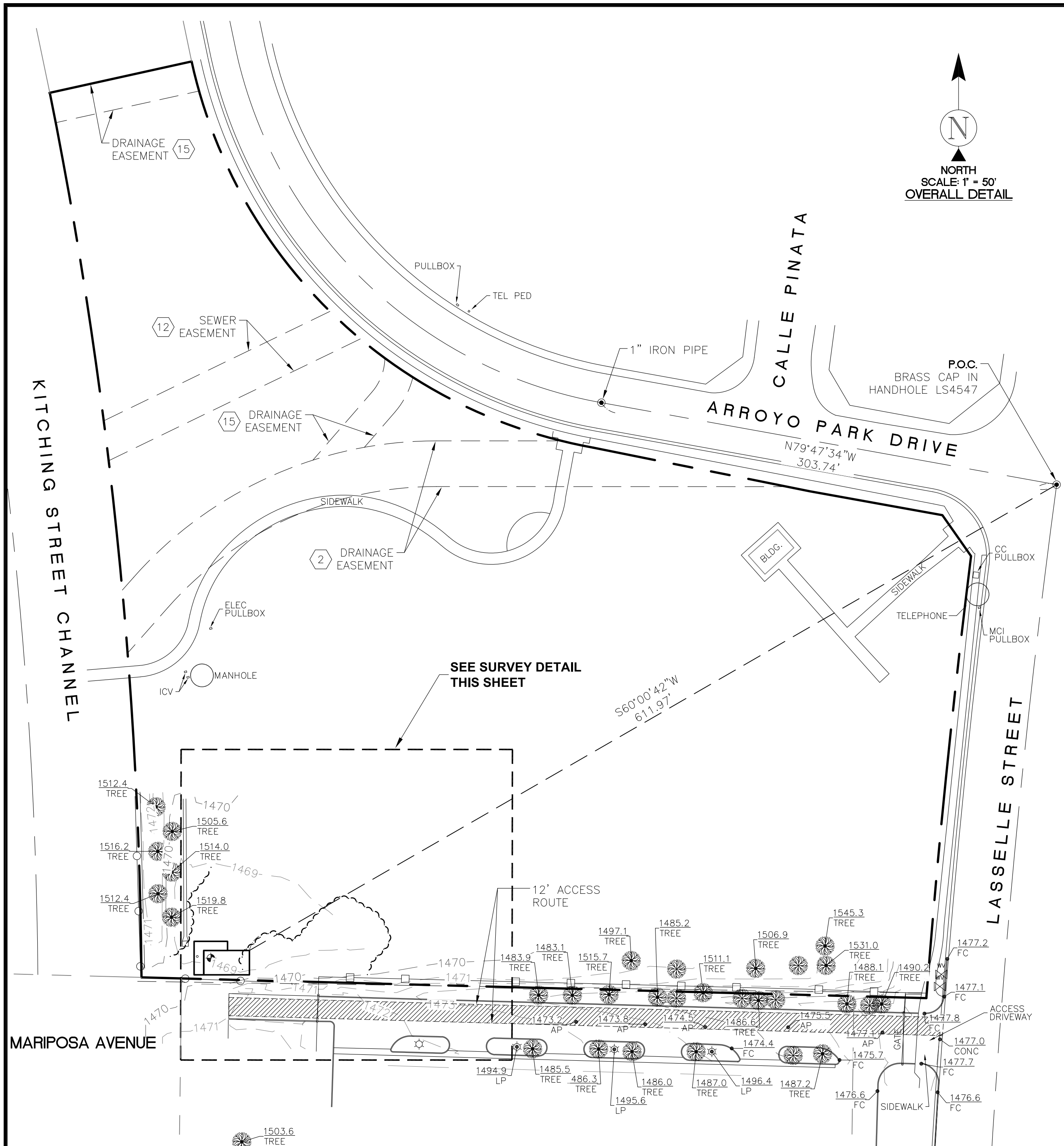
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CSL04656
EL POTRERO PARK
16841 VIA PAMPLONA
MORENO VALLEY, CA 92551
MONOPINE (INDOOR)

DRAWN BY: EMS	CHECKED BY: JS
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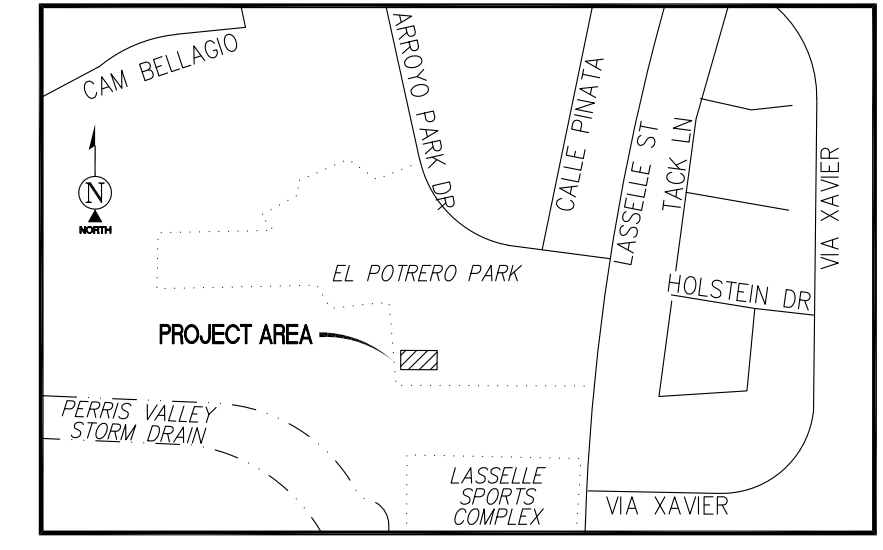
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TITLE SHEET

SHEET NUMBER:
T-1

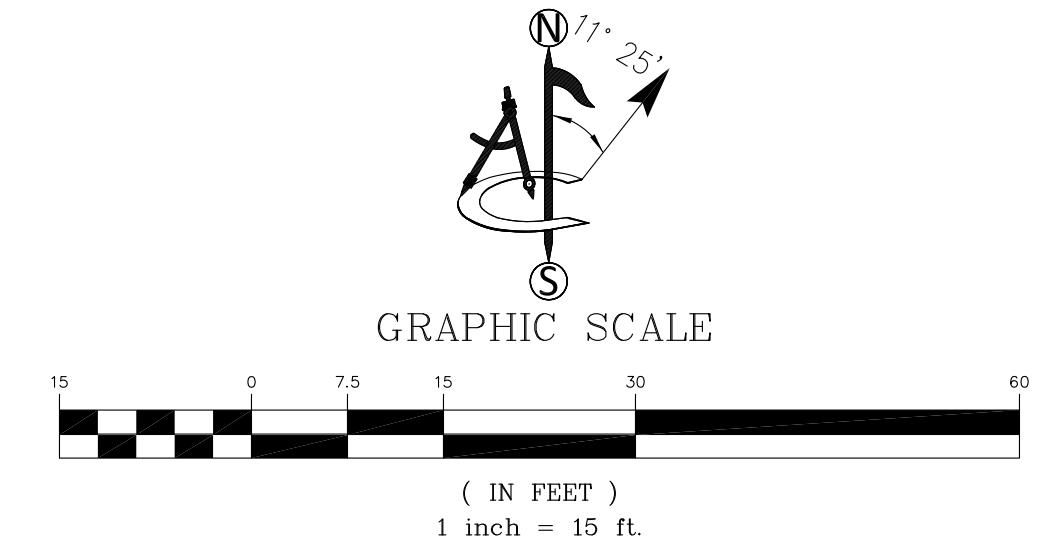


LEGEND

AP	ASPHALT	○xxxx	UTILITY MANHOLES
CONC	CONCRETE	☆	LIGHT POLE
FC	FACE OF CURB	⊕	POSITION OF GEODETTIC COORDINATES
ICV	IRRIGATION CONTROL VALVE	⊗	SPOT ELEVATION
LP	LIGHT POLE	⊗	WATER CONTROL VALVE
NG	NATURAL GRADE	—	CHAIN LINK FENCE
⊗	TREES	—	WROUGHT IRON FENCE
—		—	TREE LINE
—		—	CURBLINES
—		—	PARKING STRIPES
—		—	STREET CENTERLINES
—		—	SUBJECT PROPERTY LINE
—		—	ADJACENT PROPERTY LINE
—		—	LEASE AREA LIMITS
—		—	MAJOR CONTOUR INTERVAL
—		—	MINOR CONTOUR INTERVAL



POSITION OF GEODETTIC COORDINATES
 LATITUDE 33° 52' 26.32" (33.873978°) NORTH (NAD83)
 LONGITUDE 117° 12' 45.51" (117.212642°) WEST (NAD83)
 GROUND ELEVATION @ 1468.9' (NAVD88)



SURVEY DATE
12/16/2021

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 12B" 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 STATE ZONE SIX STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99999846

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.

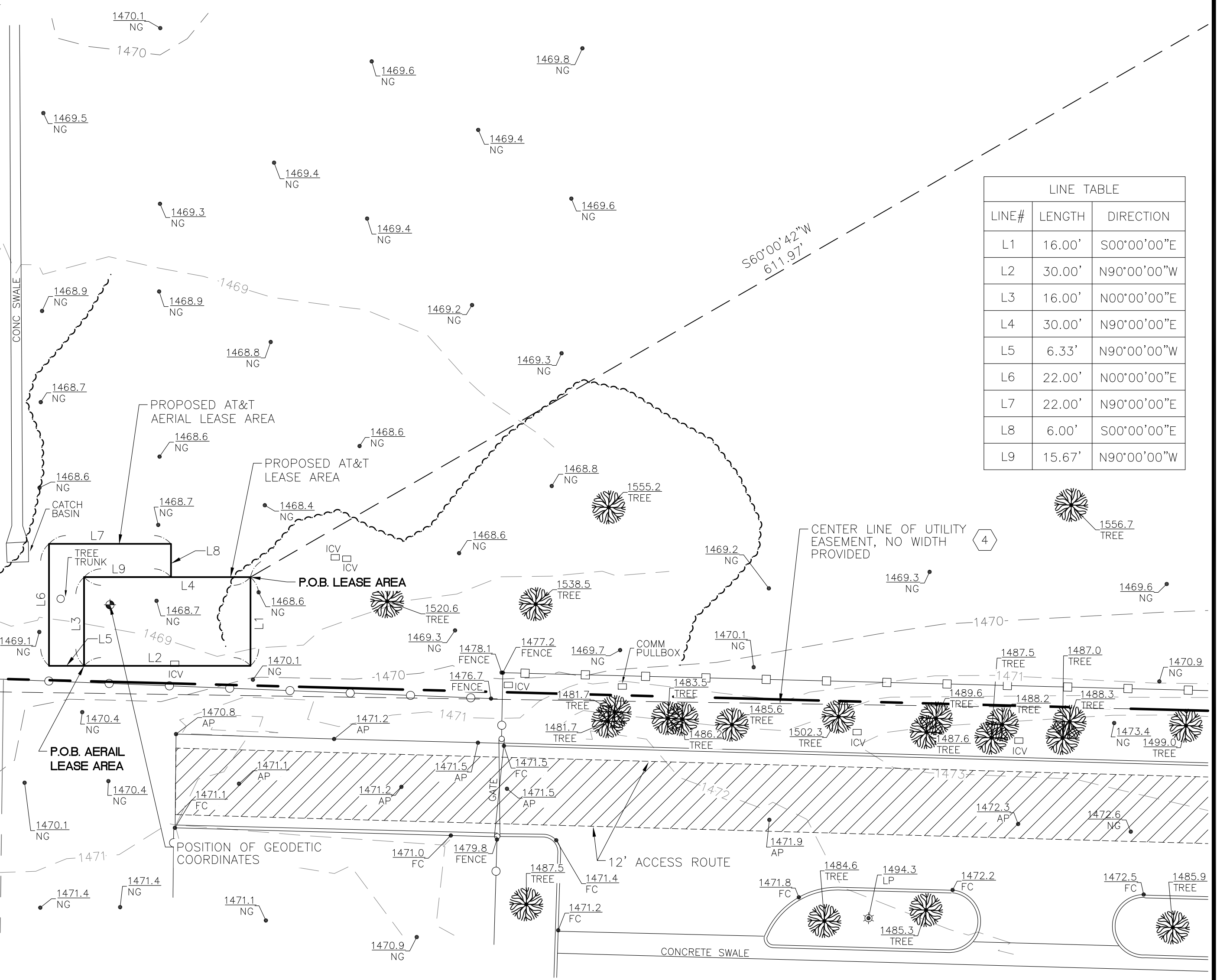
FLOOD ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06065C1430H, DATED 08/18/2014

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

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

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



1452 EDINGER AVENUE
3RD FLOOR
TUSTIN, CA 92780

428 MAIN STREET SUITE 206
HUNTINGTON BEACH, CALIFORNIA 92648
PH. (480) 659-4072

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

REV	DATE	DESCRIPTION	(NS)	(CK)	(RR)
1	02/07/22	ADDRESS	(NS)		
0	02/03/22	TITLE/DESIGN	(C)	(CK)	
A	12/22/21	PRELIMINARY			(RR)

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

CSLO4656
16841 VIA PAMPLONA
MORENO VALLEY, CA, 92551

SHEET TITLE
SITE SURVEY

SHEET NUMBER
LS-1

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #92016349-920-CMM-CM8, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED NOVEMBER 8, 2021. 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. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP/PLAT: PARCEL MAP NO. 21574 RECORDING NO: BOOK 147, PAGES 28 THROUGH 30 OF PARCEL MAPS PURPOSE: ROADS AND DRAINAGE AFFECTS: AS SHOWN ON SAID MAP (AS SHOWN ON SURVEY - DOES NOT AFFECT LEASE AREA)

3. EASEMENT(S) IN FAVOR OF THE PUBLIC OVER ANY EXISTING ROADS LYING WITHIN SAID LAND, (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

4. 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 PURPOSE: UTILITIES AND ACCESS RECORDING DATE: MARCH 10, 1961 RECORDING NO: 20937 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AS SHOWN ON SURVEY - MAT AFFECT LEASE AREA)

5. THE EFFECT OF A NOTICE OF ELECTION HEREINAFTER REFERRED TO, TO DEFER PAYMENT OF DRAINAGE FEES, WHICH NOTICE IS ALSO SET FORTH ON THE MAP OF PARCEL MAP NO. 21574, WHICH PROVIDES THAT PURSUANT TO SECTION 10.25 OF ORDINANCE 460, AN ELECTION HAS BEEN MADE TO DEFER PAYMENT OF DRAINAGE FEES TO THE TIME OF ISSUANCE OF A GRADING OR BUILDING PERMIT FOR SAID LAND AND THAT THE OWNER THEREOF AT THE TIME OF ISSUANCE OF EITHER A GRADING OR BUILDING PERMIT SHALL BE REQUIRED TO PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT. RECORDING NO: BOOK 147, PAGES 28 THROUGH 30 OF PARCEL MAPS (NOT A SURVEY MATTER)

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: LANDMARK LAND COMPANY OF CALIFORNIA, INC. PURPOSE: WATERLINES, INGRESS AND EGRESS RECORDING DATE: APRIL 3, 1987 RECORDING NO: 93092 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AND RECORDING DATE: APRIL 3, 1987 AND RECORDING NO: 93093 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT PARENT PARCEL - IN RIGHT OF WAY)

7. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON 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: APRIL 3, 1987 RECORDING NO: 93092 OF OFFICIAL RECORDS AND RECORDING DATE: APRIL 3, 1987 AND RECORDING NO: 93093 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. (DOES NOT AFFECT PARENT PARCEL)

8. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON 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: APRIL 1, 1987 RECORDING NO: 93094 OF OFFICIAL RECORDS SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDING DATE: MARCH 14, 1989 RECORDING NO: 78086 OF OFFICIAL RECORDS (DOES NOT AFFECT PARENT PARCEL)

SCHEDULE "B" NOTE

9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: DEVELOPMENT AGREEMENT DATED: MARCH 24, 1987 EXECUTED BY: CITY OF MORENO VALLEY AND THE ROBERT P. WARMINGTON COMPANY RECORDING DATE: AUGUST 14, 1987 RECORDING NO: 236665 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDING DATE: OCTOBER 5, 1988 RECORDING NO.: 289200 OF OFFICIAL RECORDS AND RECORDING DATE: AUGUST 14, 1987 AND RECORDING NO: 236666 OF OFFICIAL RECORDS MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: ASSIGNMENT OF DEVELOPMENT AGREEMENT AND ASSUMPTION AGREEMENT DATED: AUGUST 22, 1991 EXECUTED BY: WARMINGTON COMPANY, A CALIFORNIA CORPORATION AND WARMINGTON MORENO VALLEY RANCH LAND FUND, A CALIFORNIA LIMITED PARTNERSHIP RECORDING DATE: AUGUST 30, 1991 RECORDING NO: 302684 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: ASSIGNMENT OF DEVELOPMENT AGREEMENT DATED: AUGUST 31, 1992 EXECUTED BY: WARMINGTON MORENO VALLEY RANCH LAND FUND, A CALIFORNIA LIMITED PARTNERSHIP AND THE RESOLUTION TRUST CORPORATION, AS CONSERVATOR FOR OAK TREE FEDERAL SAVINGS BANK RECORDING DATE: OCTOBER 28, 1992 RECORDING NO: 408431 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: ASSIGNMENT OF DEVELOPMENT AGREEMENT DATED: NOVEMBER 30, 1995 EXECUTED BY: RESOLUTION TRUST CORPORATION, AS RECEIVER FOR OAK TREE FEDERAL SAVINGS BANK AND MC KENZIE VISTA L.P., A WASHINGTON LIMITED PARTNERSHIP RECORDING DATE: DECEMBER 6, 1995 RECORDING NO: 408361 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)

10. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON 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: JULY 28, 1988 RECORDING NO: 211508 OF OFFICIAL RECORDS SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDING DATE: AUGUST 25, 1988 RECORDING NO: 243446 OF OFFICIAL RECORDS MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDING DATE: DECEMBER 15, 1988 RECORDING NO: 367478 OF OFFICIAL RECORDS MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDING DATE: JUNE 12, 1989 RECORDING NO: 191446 OF OFFICIAL RECORDS MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDING DATE: AUGUST 11, 1989 RECORDING NO: 272778 OF OFFICIAL RECORDS MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDING DATE: SEPTEMBER 25, 1989 RECORDING NO: 329999 OF OFFICIAL RECORDS MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDING DATE: DECEMBER 7, 1989 RECORDING NO: 428187 OF OFFICIAL RECORDS MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDING DATE: AUGUST 23, 1990 RECORDING NO: 314934 OF OFFICIAL RECORDS (BLANKET IN NATURE)

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: EASTERN MUNICIPAL WATER DISTRICT PURPOSE: SEWERS, INGRESS AND EGRESS RECORDING DATE: NOVEMBER 15, 1988 RECORDING NO: 332486 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT PARENT PARCEL)

SCHEDULE "B" NOTE

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: EASTERN MUNICIPAL WATER DISTRICT PURPOSE: SEWER FACILITIES RECORDING DATE: FEBRUARY 16, 1989 RECORDING NO: 48532 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AS SHOWN ON SURVEY - DOES NOT AFFECT LEASE AREA)

13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: EASTERN MUNICIPAL WATER DISTRICT PURPOSE: SEWAGE PIPELINE AND RELATED PURPOSES RECORDING DATE: MAY 11, 1989 RECORDING NO: 151333 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT PARENT PARCEL)

14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF MORENO VALLEY PURPOSE: STORM DRAIN AND RELATED PURPOSES RECORDING DATE: MAY 18, 1989 RECORDING NO: 161808 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AS SHOWN ON SURVEY - DOES NOT AFFECT PARENT PARCEL)

15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF MORENO VALLEY PURPOSE: STORM DRAIN AND RELATED PURPOSES RECORDING DATE: MAY 18, 1989 RECORDING NO: 161809 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AS SHOWN ON SURVEY - DOES NOT AFFECT LEASE AREA)

16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF MORENO VALLEY, A MUNICIPAL CORPORATION PURPOSE: MUNICIPAL UTILITY PURPOSES, INCLUDING INGRESS AND EGRESS, FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING, AND REPAIRING MUNICIPAL SERVICE FACILITIES AND READING METERS RECORDING DATE: JUNE 25, 2021 RECORDING NO: 2021-384205 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (BLANKET IN NATURE)

17. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

18. THIS COMPANY WILL REQUIRE EVIDENCE OF COMPLIANCE WITH THE STATUTORY LIMITATIONS INCIDENT TO THE GOVERNMENTAL AGENCY NAMED BELOW, WITH REFERENCE TO ANY CONVEYANCE OF AN INTEREST IN THE LAND THIS COMPANY WILL BE ASKED TO RECORD AND/OR RELY UPON IN THE ISSUANCE OF ANY FORM OF TITLE INSURANCE. GOVERNMENTAL AGENCY: MORENO VALLEY COMMUNITY SERVICES DISTRICT, A DISTRICT FORMED PURSUANT TO CALIFORNIA COMMUNITY SERVICES DISTRICT (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

19. 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

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THAT PORTION OF PARCEL 3 AND A PORTION OF LOT E OF PARCEL MAP 21574, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 147, PAGES 28 THROUGH 30 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT E; THENCE NORTHERLY ALONG THE WEST LINE OF LOT E AND PARCEL 3, ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 3068 FEET, THROUGH A CENTRAL ANGLE OF 10° 54' 50" AND AN ARC LENGTH OF 584.40 FEET TO THE POINT OF BEGINNING OF SAID BOUNDARY LINE (THE INITIAL RADIAL LINE BEARS NORTH 89° 31'26"EAST) TO A POINT ON THE SOUTHERLY LINE OF TRACT NO. 22383-1 AS SHOWN BY MAP ON FILE IN BOOK 197, PAGES 64 THROUGH 69, INCLUSIVE OF MAPS; THENCE NORTH 77° 31'17"EAST A DISTANCE OF 95.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 330.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF A NON-TANGENT CURVE BEARS SOUTH 77° 31'17"WEST; THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 67° 20'07", AN ARC LENGTH OF 387.82 FEET; THENCE SOUTH 78° 37'46"EAST A DISTANCE OF 145.13 FEET; THENCE SOUTH 79° 48'50"EAST A DISTANCE OF 88.34 FEET; THENCE SOUTH 35° 03'11"EAST A DISTANCE OF 32.34 FEET TO THE WEST LINE OF LASSELLE STREET, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 6050.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF NON-TANGENT CURVE BEARS NORTH 82° 51'48" WEST; THE PREVIOUSLY FIVE COURSES BEING ALONG THE SOUTHERLY LINE OF SAID TRACT; THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 02° 45'47"; AN ARC LENGTH OF 291.76 FEET; THENCE NORTH 88° 30'50"WEST A DISTANCE OF 515.55 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 3 TO THE POINT OF BEGINNING. EXCEPT THEREFROM ANY AND ALL OIL, GAS, PETROLEUM, HYDROCARBON SUBSTANCES AND OTHER MINERALS LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS MORE PARTICULARLY SET FORTH AND PROVIDED IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 22, 1983 AS INSTRUMENT NO. 242971 OF OFFICIAL RECORDS.

LEASE AREA LEGAL DESCRIPTION

A PORTION OF THAT CERTAIN PARCEL OF LAND AS GRANTED IN QUIT CLAIM DEED RECORDED AS INSTRUMENT NO. 132760, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING A PORTION OF PARCEL 3 AND A PORTION OF LOT E OF PARCEL MAP 21574, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 147, PAGES 28 THROUGH 30 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE STAMPED "LS 4547" AT THE CENTERLINE INTERSECTION OF LASSELLE STREET AND ARROYO PARK DRIVE AS SHOWN ON TRACT MAP NO. 22383-1, RECORDED IN MAP BOOK 197, PAGES 64 THROUGH 69, RECORDS OF SAID RIVERSIDE COUNTY, FROM WHICH AN IRON PIPE IN THE CENTERLINE OF SAID ARROYO PARK STREET BEARS NORTH 79°47'34" WEST, 303.74 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 60°00'42" WEST, 611.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" EAST, 16.00 FEET; THENCE NORTH 90°00'00" WEST, 30.00 FEET; THENCE NORTH 00°00'00" EAST, 16.00 FEET; THENCE NORTH 90°00'00" EAST, 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 480 SQUARE FEET (0.011 ACRES) OF LAND, MORE OR LESS.

AERIAL LEASE AREA LEGAL DESCRIPTION

A PORTION OF THAT CERTAIN PARCEL OF LAND AS GRANTED IN QUIT CLAIM DEED RECORDED AS INSTRUMENT NO. 132760, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING A PORTION OF PARCEL 3 AND A PORTION OF LOT E OF PARCEL MAP 21574, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 147, PAGES 28 THROUGH 30 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE STAMPED "LS 4547" AT THE CENTERLINE INTERSECTION OF LASSELLE STREET AND ARROYO PARK DRIVE AS SHOWN ON TRACT MAP NO. 22383-1, RECORDED IN MAP BOOK 197, PAGES 64 THROUGH 69, RECORDS OF SAID RIVERSIDE COUNTY, FROM WHICH AN IRON PIPE IN THE CENTERLINE OF SAID ARROYO PARK STREET BEARS NORTH 79°47'34" WEST, 303.74 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 60°00'42" WEST, 611.97 FEET THENCE SOUTH 00°00'00" EAST, 16.00 FEET; THENCE NORTH 90°00'00" WEST, 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 90°00'00" WEST, 6.33 FEET THENCE NORTH 00°00'00" EAST, 22.00 FEET; THENCE NORTH 90°00'00" EAST, 22.00 FEET THENCE SOUTH 00°00'00" EAST, 6.00 FEET; THENCE NORTH 90°00'00" WEST, 15.67 FEET; THENCE SOUTH 00°00'00" WEST, 16.00 FEET TO THE POINT OF BEGINNING.

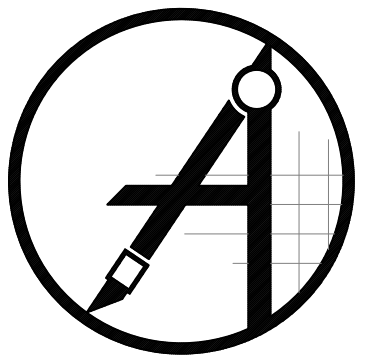
CONTAINING 233 SQUARE FEET (0.005 ACRES) OF LAND, MORE OR LESS.

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.



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ambit consulting
428 MAIN STREET SUITE 206
HUNTINGTON BEACH, CALIFORNIA 92648
PH. (480) 659-4072



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

REV	DATE	DESCRIPTION
1	02/07/22	ADDRESS (NS)
0	02/03/22	TITLE/DESIGN (C) (CK)
A	12/22/21	PRELIMINARY (RR)



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

CSLO4656

16841 VIA PAMPLONA
MORENO VALLEY, CA, 92551

SHEET TITLE
NOTES

SHEET NUMBER
LS-2

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REV	DATE	DESCRIPTION
1	05/02/22	PLANNING COMMENT REVISIONS
0	01/31/22	100% ZONING DRAWINGS
A	12/28/21	90% ZONING DRAWINGS

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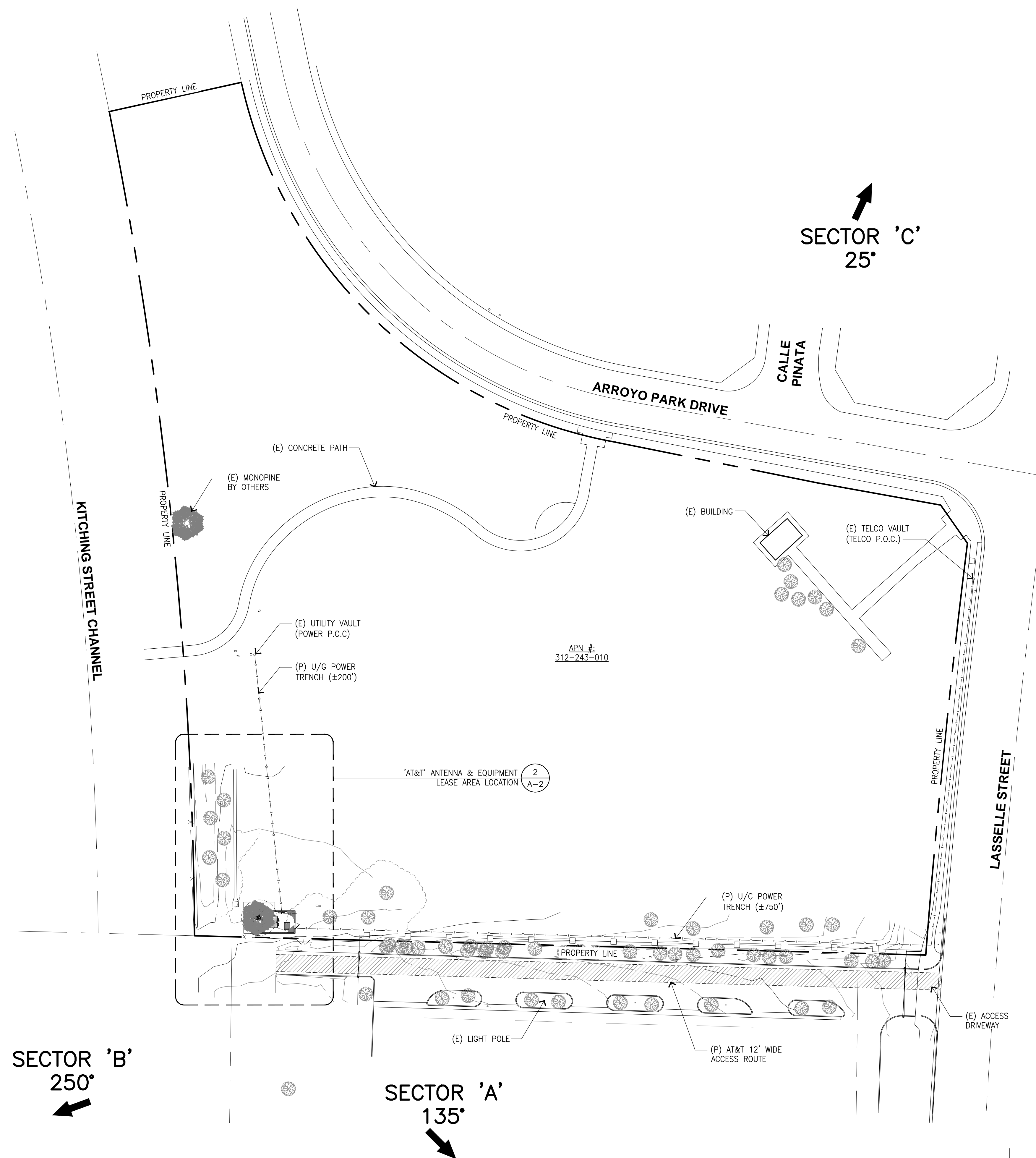
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EL POTRERO PARK
16841 VIA PAMPLONA
MORENO VALLEY, CA 92551
MONOPINE (INDOOR)

DRAWN BY:	CHECKED BY:
EMS	JS

SHEET TITLE:
SITE PLAN AND ENLARGED SITE PLAN

SHEET NUMBER:
A-1



NOTES:
UTILITY DESIGN IS PROPOSED AND BASED ON THE DESIGN VISIT, FINAL UTILITY COORDINATION WILL DETERMINE THE POINT OF CONNECTION AND ROUTE.

SITE PLAN

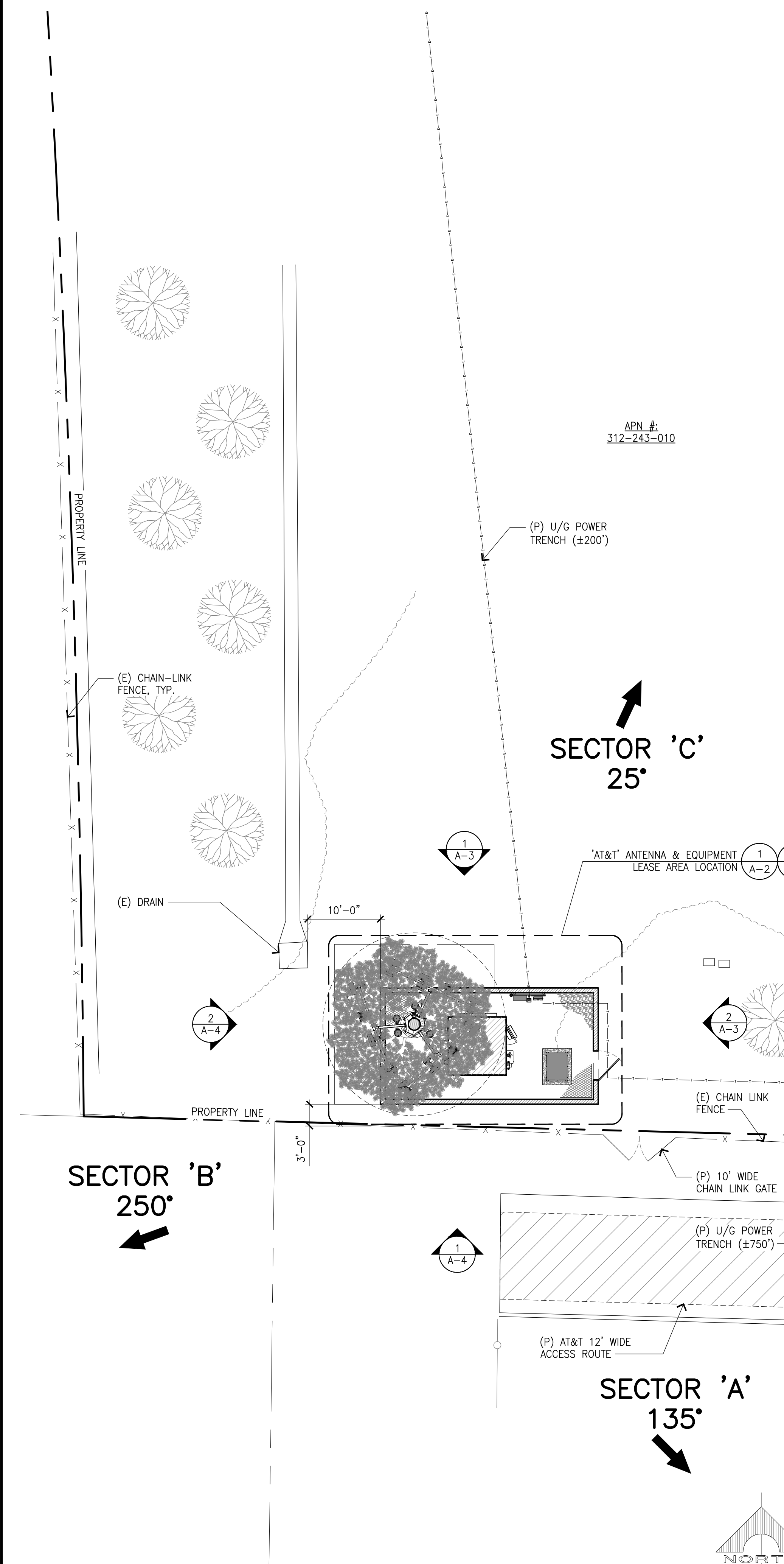
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15' 30' 60'

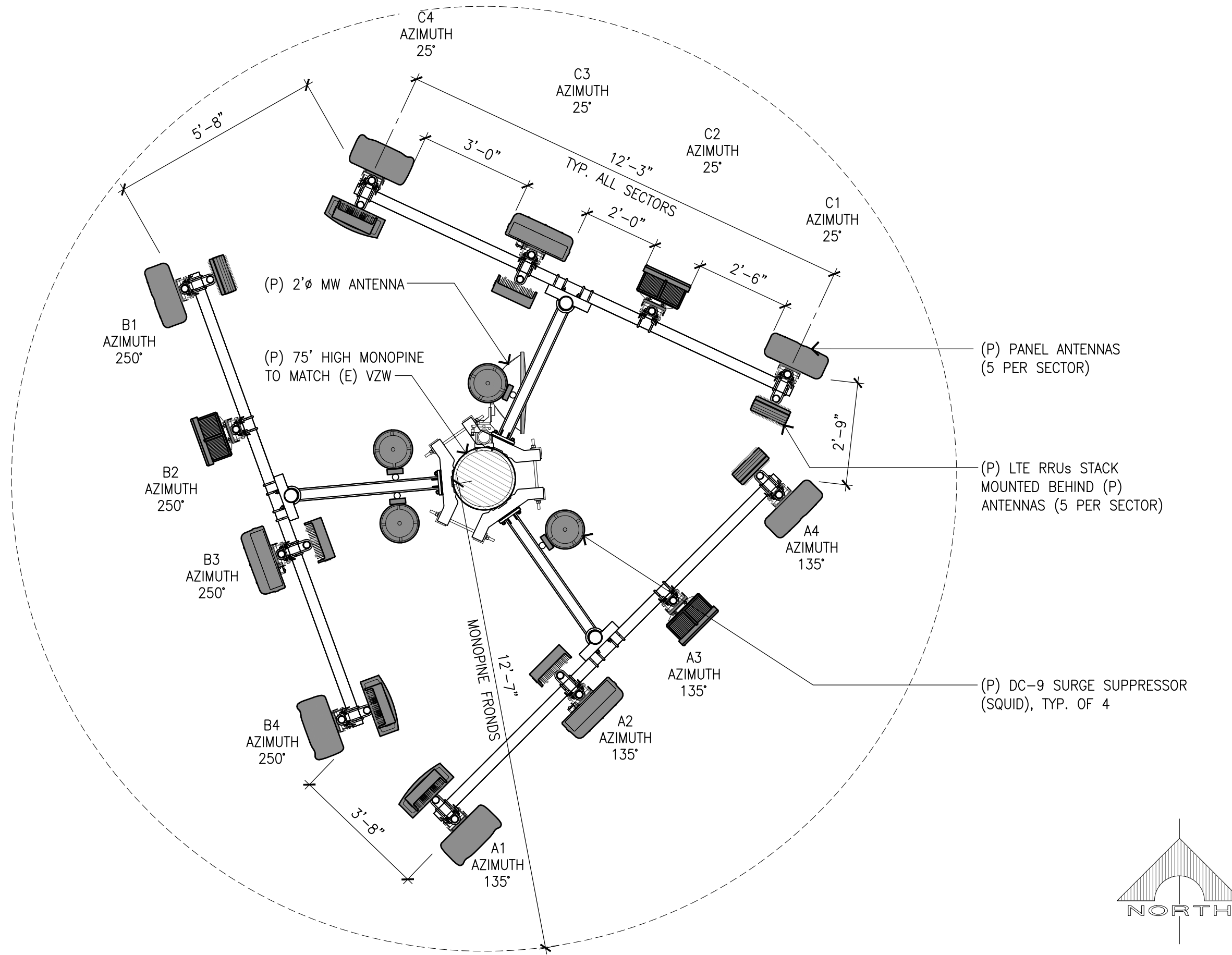
2

ENLARGED SITE PLAN

SCALE: 1"=10'-0"
5' 10' 20'

1





ANTENNA PLAN

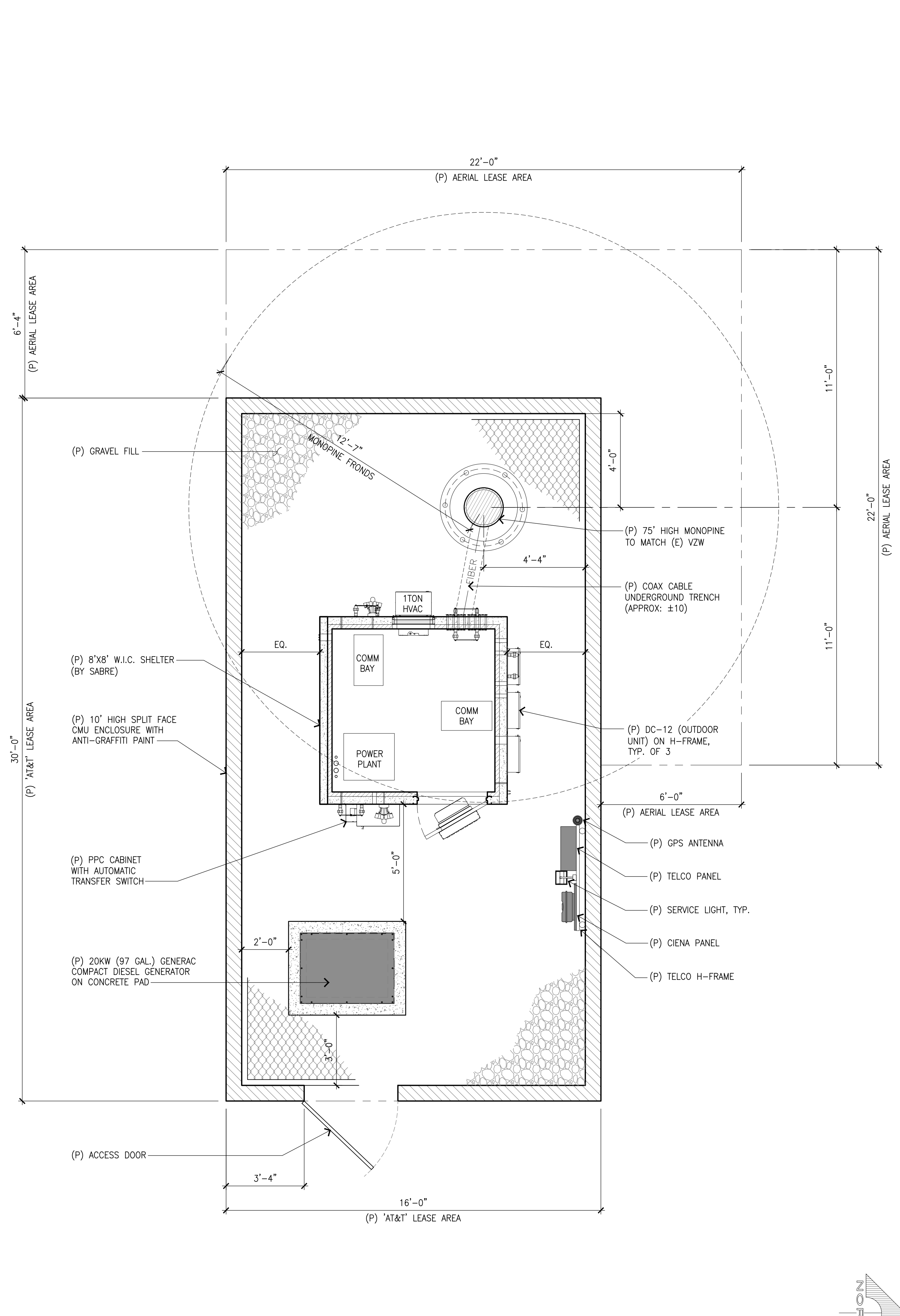
SCALE: **2**
3/8"=1'-0"

SECTOR	PROPOSED TECHNOLOGY	ANTENNA		ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION LINES (LENGTH FT +/-)		
		AIR/HEX/8-PORT	SIZE (4', 6', 8')			JUMPER	DC CABLE (AWG #8)	
ALPHA SECTOR	A1	LTE	QUINTEL QSB658-3e	8"	135°	65'-0"	<12'	+/- 90'
	A2	LTE	CCI OPA65R-BURDA-K	8"	135°	65'-0"	<12'	+/- 90'
	A3	LTE	AIR6449 B77D AIR6419 B77G	2'-7" 2'-4"	135°	65'-0"	<12'	+/- 90'
	A4	LTE	COMMSCOPE NNH4-65C-R6-V3	8"	135°	65'-0"	<12'	+/- 90'
BETA SECTOR	B1	LTE	COMMSCOPE NNH4-65C-R6-V3	8"	250°	65'-0"	<12'	+/- 90'
	B2	LTE	AIR6449 B77D AIR6419 B77G	2'-7" 2'-4"	250°	65'-0"	<12'	+/- 90'
	B3	LTE	CCI OPA65R-BURDA-K	8"	250°	65'-0"	<12'	+/- 90'
	B4	LTE	QUINTEL QSB658-3e	8"	250°	65'-0"	<12'	+/- 90'
GAMMA SECTOR	C1	LTE	COMMSCOPE NNH4-65C-R6-V3	8"	25°	65'-0"	<12'	+/- 90'
	C2	LTE	AIR6449 B77D AIR6419 B77G	2'-7" 2'-4"	25°	65'-0"	<12'	+/- 90'
	C3	LTE	CCI OPA65R-BURDA-K	8"	25°	65'-0"	<12'	+/- 90'
	C4	LTE	QUINTEL QSB658-3e	8"	25°	65'-0"	<12'	+/- 90'

SECTOR	RRU UP OR DOWN	RRU COUNT	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES			
				ABOVE	BELOW	SIDES	
ALPHA SECTOR	A1	RRUS 2012 B29 RRUS 4415 B30	2	<12'	18"	8"	8"
	A2	RRUS 4478 B14	1	<12'	18"	8"	8"
	A3	-	-	-	-	-	-
	A4	RRUS 4449 B5/B12 RRUS 8843 B2/B66A RRUS 4449 B5/B12 RRUS 8843 B2/B66A	2	<12'	18"	8"	8"
BETA SECTOR	B1	RRUS 4478 B14	1	<12'	18"	8"	8"
	B2	-	-	-	-	-	-
	B3	RRUS 4478 B14	1	<12'	18"	8"	8"
	B4	RRUS 2012 B29 RRUS 4415 B30	2	<12'	18"	8"	8"
GAMMA SECTOR	C1	RRUS 4449 B5/B12 RRUS 8843 B2/B66A	2	<12'	18"	8"	8"
	C2	-	-	-	-	-	-
	C3	RRUS 4478 B14	1	<12'	18"	8"	8"
	C4	RRUS 2012 B29 RRUS 4415 B30	2	<12'	18"	8"	8"

ANTENNA AND RRU SCHEDULE

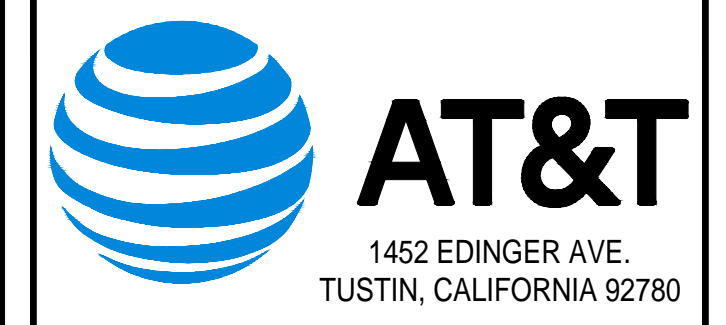
3



GROUND LEASE AREA = 480 SQ. FT.
AERIAL LEASE AREA = 233 SQ. FT.

LEASE AREA PLAN

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



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MORENO VALLEY, CA 92551
MONOPINE (INDOOR)

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CHECKED BY: JS

SHEET TITLE:
LEASE AREA/ANTENNA PLAN AND ANTENNA/RRU SCHEDULE

SHEET NUMBER:
A-2



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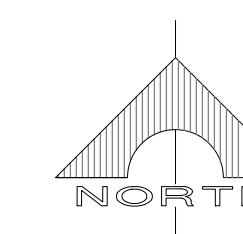
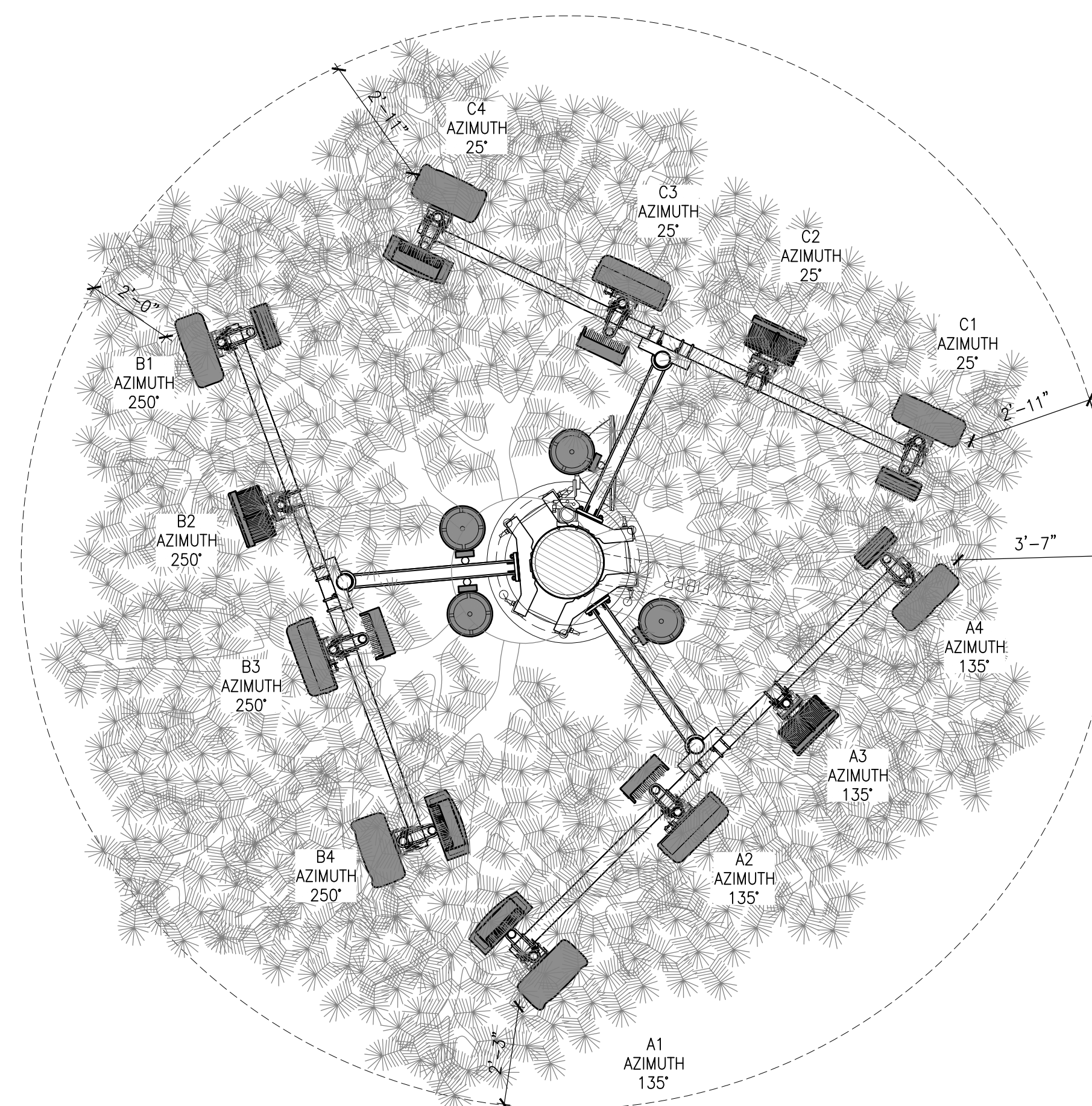
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SHEET TITLE:
BRANCHES ON PLAN

SHEET NUMBER:
A-2



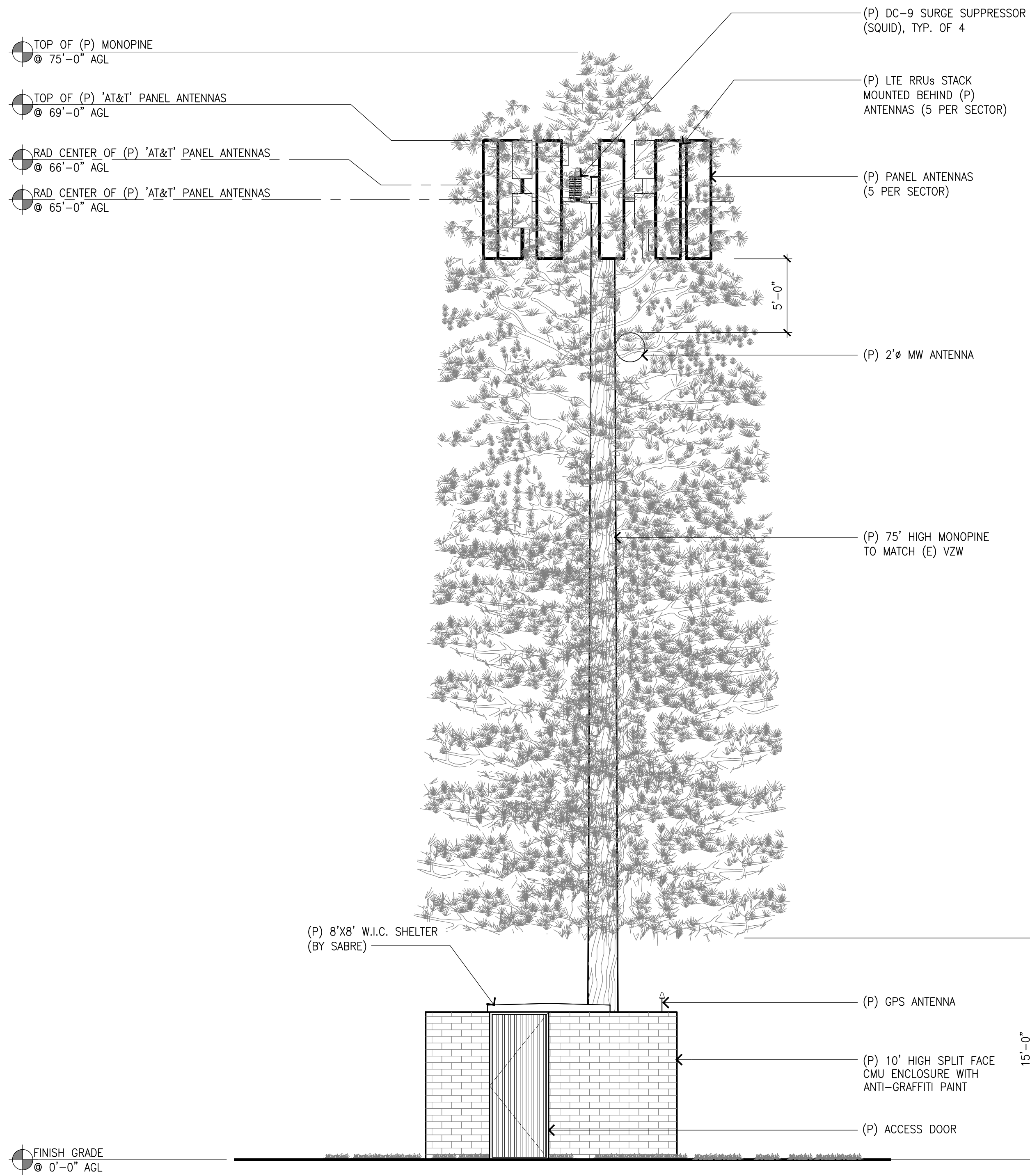
ANTENNA PLAN (BRANCHES OVERLAY)

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

1

NOTES:

- NEW ANTENNAS AND ALL ANCILLARY EQUIPMENT AND HARDWARE SHALL BE PAINTED TO MATCH THE TREE AND SHALL BE COVERED WITH FAUX PINE SLEEVES.
- BRANCHES SHALL BE MOUNTED A MINIMUM OF 4 BRANCHES PER FOOT.
- THE POLE SHALL BE DESIGNED TO RESEMBLE A NATURAL TREE TRUNK INCLUDING RAISED BARK WITH A HIGH RELIEF PATTERN.
- THE 'NATURAL' BARK SHOULD BE FROM 0 TO 20 FEET.

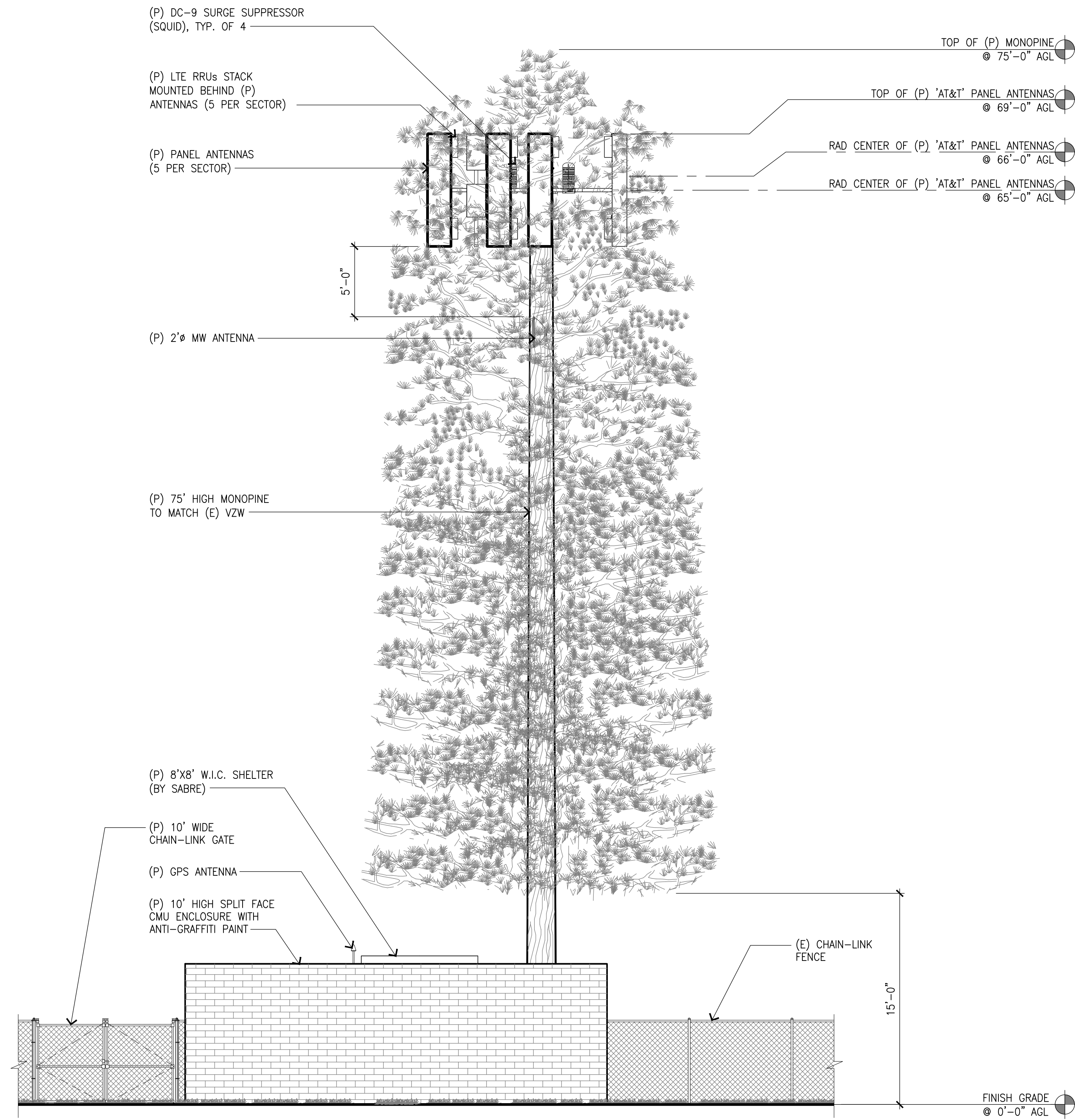


EAST ELEVATION

SCALE: 3/16"=1'-0" 2

NOTES:

- NEW ANTENNAS AND ALL ANCILLARY EQUIPMENT AND HARDWARE SHALL BE PAINTED TO MATCH THE TREE AND SHALL BE COVERED WITH FAUX PINE SLEEVES.
- BRANCHES SHALL BE MOUNTED A MINIMUM OF 4 BRANCHES PER FOOT.
- THE POLE SHALL BE DESIGNED TO RESEMBLE A NATURAL TREE TRUNK INCLUDING RAISED BARK WITH A HIGH RELIEF PATTERN.
- THE 'NATURAL' BARK SHOULD BE FROM 0 TO 20 FEET.



NORTH ELEVATION

SCALE: 3/16"=1'-0" 1



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REV	DATE	DESCRIPTION
1	05/02/22	PLANNING COMMENT REVISIONS
0	01/31/22	100% ZONING DRAWINGS
A	12/28/21	90% ZONING DRAWINGS

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MONOPINE (INDOOR)

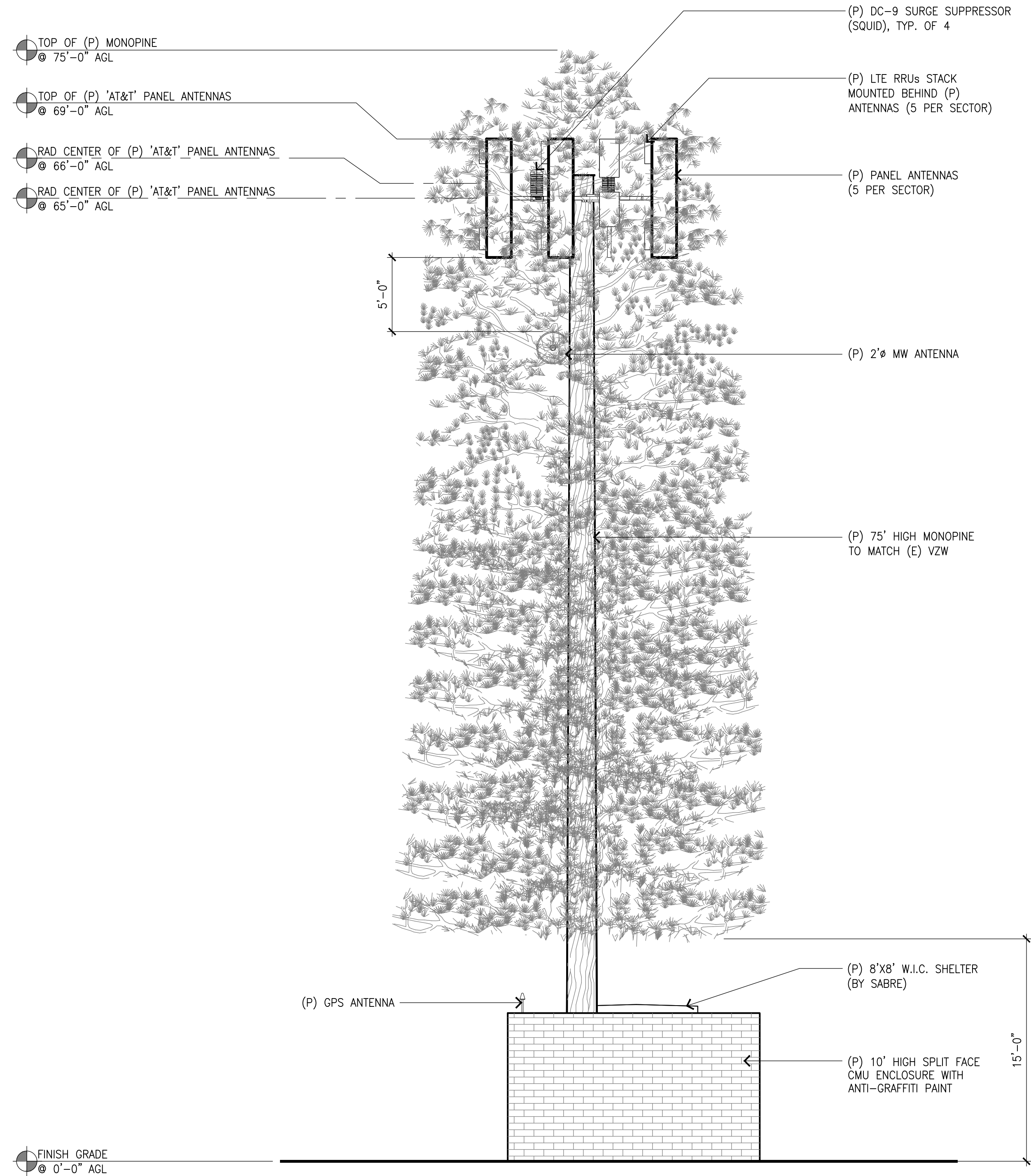
DRAWN BY: EMS	CHECKED BY: JS
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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-3

NOTES:

- NEW ANTENNAS AND ALL ANCILLARY EQUIPMENT AND HARDWARE SHALL BE PAINTED TO MATCH THE TREE AND SHALL BE COVERED WITH FAUX PINE SLEEVES.
- BRANCHES SHALL BE MOUNTED A MINIMUM OF 4 BRANCHES PER FOOT.
- THE POLE SHALL BE DESIGNED TO RESEMBLE A NATURAL TREE TRUNK INCLUDING RAISED BARK WITH A HIGH RELIEF PATTERN.
- THE 'NATURAL' BARK SHOULD BE FROM 0 TO 20 FEET.

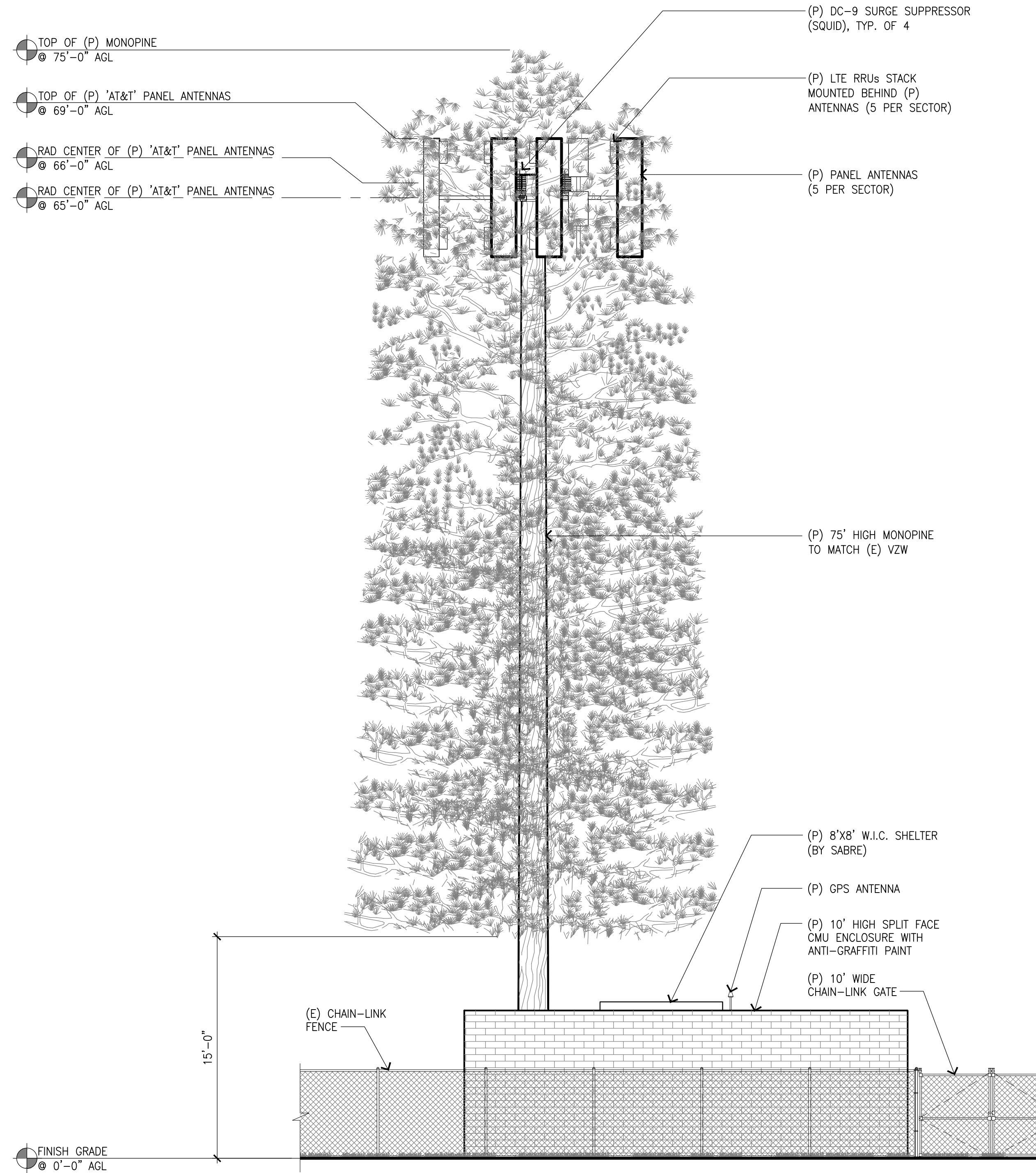


WEST ELEVATION

SCALE: 3/16"=1'-0" **2**

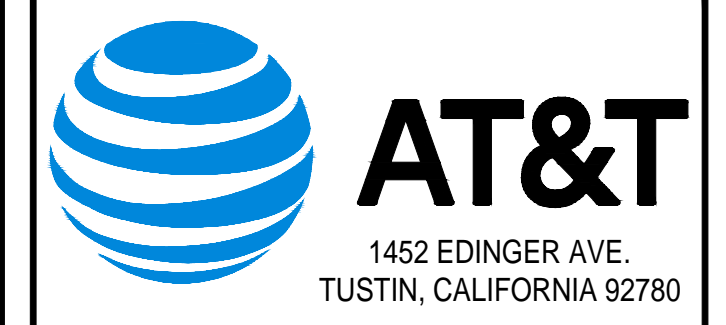
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- BRANCHES SHALL BE MOUNTED A MINIMUM OF 4 BRANCHES PER FOOT.
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- THE 'NATURAL' BARK SHOULD BE FROM 0 TO 20 FEET.



SOUTH ELEVATION

SCALE: 3/16"=1'-0" **1**



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REV	DATE	DESCRIPTION
1	05/02/22	PLANNING COMMENT REVISIONS
0	01/31/22	100% ZONING DRAWINGS
A	12/28/21	90% ZONING DRAWINGS

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CSL04656
EL POTRERO PARK
16841 VIA PAMPLONA
MORENO VALLEY, CA 92551
MONOPINE (INDOOR)

DRAWN BY: EMS
 CHECKED BY: JS

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-4

SDC20 | 2.5L | 20 kW - AC
INDUSTRIAL DIESEL GENERATOR SET
 EPA Certified Stationary Emergency

GENERAC INDUSTRIAL POWER
 Model G007098-0 (Steel)

Standby Power Rating
 20 kW AC, 60 Hz



Image used for illustration purposes only

Codes and Standards
 Generac products are designed to the following standards:

- UL2200, UL508, UL142, UL489
- NFPA 37, 70, 99, 110
- NEC700, 701, 702, 708
- ISO 3046, 7637, 8528, 9001
- NEMA ICS10, MG1, 250, ICS6, AB1
- ANSI C62.41

Powering Ahead

For over 50 years, Generac has provided innovative design and superior manufacturing.

Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application.

Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial applications under adverse conditions.

Generac is committed to ensuring our customers' service support continues after their generator purchase.

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STANDARD FEATURES

- | | |
|---|---|
| <p>ENGINE SYSTEM</p> <ul style="list-style-type: none"> • Oil Drain Extension • Air Cleaner with Service Indicator • Fan Guard • Stainless Steel Flexible Exhaust Connection • Exhaust Silencer with Drain • Factory Filled Oil & Coolant <p>Fuel System</p> <ul style="list-style-type: none"> • Primary Fuel Filter <p>Cooling System</p> <ul style="list-style-type: none"> • 120V AC Coolant Heater • Chilled Coolant Recovery System • UV/Ozone Resistant Hoses • Factory-Installed Radiator • 50/50 Glycoline Glycol Antifreeze • Radiator Drain Extension <p>Electrical System</p> <ul style="list-style-type: none"> • Battery Charging Alternator • AGM Spill Proof Battery • Battery Cables • Sealed/Rubber-Booted Engine Electrical Connections • Solenoid Activated Starter Motor • Output Circuit Breaker <p>CONTROL SYSTEM</p> <ul style="list-style-type: none"> • Digital H Control Panel - Dual 4x20 Display • Programmable Crank Limiter • 7-Day Programmable Exerciser • Special Applications Programmable PLC • RS-232/485 Communications • All-Phase Sensing Voltage Regulator • Full System Status • 2-Wire Start Capable • Power Output (kW) • Power Factor • kW Hours, Total & Last Run • Real/Reactive/Apparent Power • All-Phase AC Voltage • All-Phase Currents • Oil Pressure • Coolant Temperature • Coolant Level • Engine Speed • Battery Voltage | <p>ALTERNATOR SYSTEM</p> <ul style="list-style-type: none"> • Class H Insulation Material • Vented Rotor • 2/3 Pitch • Skewed Stator • Armature Winding • Brushless Excitation • Sealed Bearings • Rotor Dynamically Spin Balanced • Full Load Capacity Alternator • Protective Thermal Shutdown <p>GENERATOR SET</p> <ul style="list-style-type: none"> • Single Side Service • Internal Genset Vibration Isolators • Separation of Circuits - High/Low Voltage • Silencer Heat Shield • High Heat Wrapped Exhaust Piping • Silencer Enclosed Within Generator • 5 Year Extended Warranty • Extended Factory Testing • 12 Gallon System Spill Containment • 2.5 Gallon Fuel Fill Spill Containment <p>ENCLOSURE</p> <ul style="list-style-type: none"> • Serviceable Items Accessible Through Lift-Off Door • High Performance Sound-Absorbing Material • Gasketed Door • Stamped Air-Intake Louvers • Single Door Latch Lockable with Key & Padlock • Rhino Coat™ - Textured Polyester Powder Coat • 150 MPH Wind Rating • 36" Snow Rating <p>FUEL TANK</p> <ul style="list-style-type: none"> • UL 142 Compliant • Double Wall Construction • Factory Pressure Tested (5 psi) • Rupture Basin Alarm • Fuel Level Gauge and Sender • Check Valve in Supply Line • Rhino Coat™ - Textured Polyester Powder Coat • Stainless Steel Hardware • Integrated Fork Pockets <p>ALTERNATOR SPECIFICATIONS</p> <ul style="list-style-type: none"> • Frequency • Date/Time Fault History (Event Log) • Isochronous Governor Control • Waterproof/Sealed Connectors • Audible Alarms and Shutdowns • Not in Auto (Flashing Light) • Auto/Off/Manual Switch • E-Stop (Red Mushroom-Type) • NEMA I/O Terminal Block (Programmable) • Customizable Alarms, Warnings, and Events • Modbus protocol • Predictive Maintenance Algorithm • Sealed Boards • Password Parameter Adjustment Protection • Single Point Ground Connections • 15 Channel Data Logging • 0.2 msec High-Speed Data Logging • Alarm Information Automatically Comes Up On the Display <p>Alarms</p> <ul style="list-style-type: none"> • Generator Run-Dry Contact • Major Alarm - Dry Contact • Minor Alarm - Dry Contact • Low Fuel Alarm - Dry Contact • Rupture Basin Alarm - Dry Contact • Alarms & Warnings for Transient and Steady State Conditions • Snap Shots of Key Operation Parameters During Alarms & Warnings • Alarms and Warnings Spelled Out (No Alarm Codes) |
|---|---|

MODEL OPTIONS

- | | | |
|--|--|--|
| <p>CONTROL SYSTEM</p> <ul style="list-style-type: none"> ○ 21 Light Annunciator - Shipped Loose Kit and Field Installed ○ External E-Stop - Shipped Loose Kit and Field Installed | <p>ENCLOSURE</p> <ul style="list-style-type: none"> ○ Aluminum Enclosure ○ Extreme Cold Weather Kit - Shipped Loose Kit and Field Installed | <p>TANKS</p> <ul style="list-style-type: none"> ○ External Fuel Vent - Shipped Loose Kit and Field Installed |
|--|--|--|

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INDUSTRIAL DIESEL GENERATOR SET
 EPA Certified Stationary Emergency

GENERAC INDUSTRIAL POWER
 Model G007098-0 (Steel)

OPERATING DATA

POWER RATINGS		Single-Phase 120/240 VAC @1.0pf	20 kW	Amps: 83
		Circuit Breaker Size	100A	
FUEL CONSUMPTION RATES*				
		Diesel - gph (lph)		
Percent Load		Standby		
25%		0.74 (2.80)		
50%		0.99 (3.75)		
75%		1.41 (5.30)		
100%		1.90 (7.19)		
* Fuel supply installation must accommodate fuel consumption rates at 100% load.				
COOLING				
Coolant Flow per Minute		gpm (lpm)	Standby	
			11.9 (45)	
Coolant System Capacity		gal (L)	3.5 (13.2)	
Heat Rejection to Coolant		BTU/hr	236,200	
Inlet Air		cfm (m ³ /min)	2365 (67)	
Max. Operating Ambient Temperature (Before Derate)		F (°C)	77 (25)	
Maximum Radiator Backpressure		in H ₂ O	0.50	
COMBUSTION AIR REQUIREMENTS				
		Standby		
Flow at Rated Power cfm (m ³ /min)		88 (2.49)		
ENGINE				
		Standby		
Rated Engine Speed		rpm	1800	
Horsepower at Rated kW**		hp	33.5	
Piston Speed		f/min	1228.47	
BMEP		psi	96.5	
		EXHAUST		
		Standby		
Exhaust Flow (Rated Output)		cfm (m ³ /min)	193 (5.29)	
Max. Backpressure (Post Silencer)		inHg (kPa)	1.38 (4.67)	
Exhaust Temp (Rated Output - Post Silencer)		F (°C)	928 (497.7)	

** Refer to "Emissions Data Sheet" for maximum bHP for EPA and SCAQM permitting purposes.
 Derate - Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions. Please consult a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with ISO3046, BS5514, ISO8528 and DIN6271 standards.

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APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS		Cooling System	
General	Mitsubishi	Cooling System Type	Forced Circulation
EPA Emissions Compliance	Interim Tier 4	Water Pump Type	Centrifugal Pump
Cylinder #	4	Fan Type	Propeller
Type	In-Line	Fan Speed (rpm)	2100
Displacement - L (Du In)	2.5 (156)	Fan Diameter - mm (in)	431.8 (17)
Bore - mm (in)	88 (3.5)	Coolant Heater Wattage	1200
Stroke - mm (in)	103 (4.1)	Coolant Heater Voltage	100
Compression Ratio	22:1		
Intake Air Method	Naturally Aspirated		
Engine Governing		Fuel System	
Governor	Electronic Isochronous	Fuel Type	Ultra Low Sulfur Diesel #2
Frequency Regulation (Steady State)	± 0.25%	Fuel Specifications	ASTM
		Fuel Filtration (microns)	6
		Fuel Inject Pump Make	Bosch
		Injector Type	Engine Driven Gear
		Engine Type	Diesel
		Fuel Supply Line - mm (in.)	6.6 (0.26)
Lubrication System		Engine Electrical System	
Oil Pump Type	Trochoid Gear Pump	System Voltage	12 VDC
Oil Filter Type	Filtering Paper, Full Flow	Battery Charger Alternator	12V-50A
Crankcase Capacity - L (qt)	6.5 (6.9)	Battery Size	650 CCA
		Battery Group	3S
		Battery Voltage	12 VDC
		Ground Polarity	Negative
ALTERNATOR SPECIFICATIONS			
Standard Model	Merc Alte ECP 28-2L/4	Bearings	Dual Sealed
Poles	4	Cooling	Belt, Pulley
Field Type	Revolving	Load Capacity - Standby	100%
Insulation Class - Rotor	H	Prototype Short Circuit Test	Yes
Insulation Class - Stator	H	Voltage Regulator Type	Digital
Total Harmonic Distortion	<5%	Number of Sensing Phases	All
Telephone Interference Factor (TIF)	<45	Regulation Accuracy (Steady State)	±0.5%
Standard Excitation	Brushless		

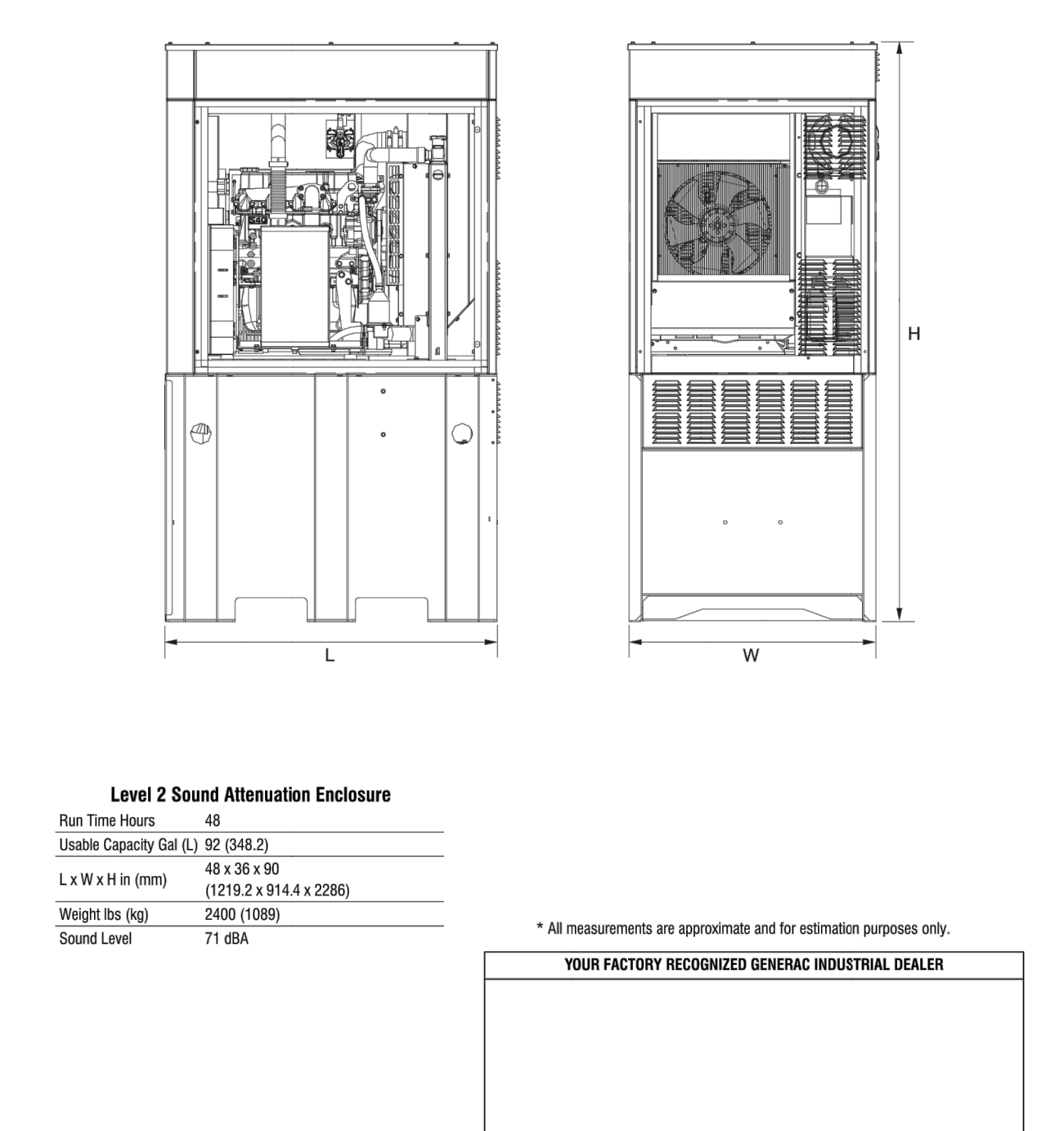
RATING DEFINITIONS

Standby - Applicable for a varying emergency load for the duration of a utility power outage with no overload capability.

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DIMENSIONS AND WEIGHTS*



Specification characteristics may change without notice. Dimensions and weights are for preliminary purposes only. Please consult a Generac Power Systems Industrial Dealer for detailed installation drawings.
 Generac Power Systems, Inc. | P.O. Box 8 | Waubesa, WI 53189 | Document No. 1000000019
 P: (262) 544-4811 ©2016 Generac Power Systems, Inc. All rights reserved. All specifications are subject to change without notice. Rev. WP 1/04/16

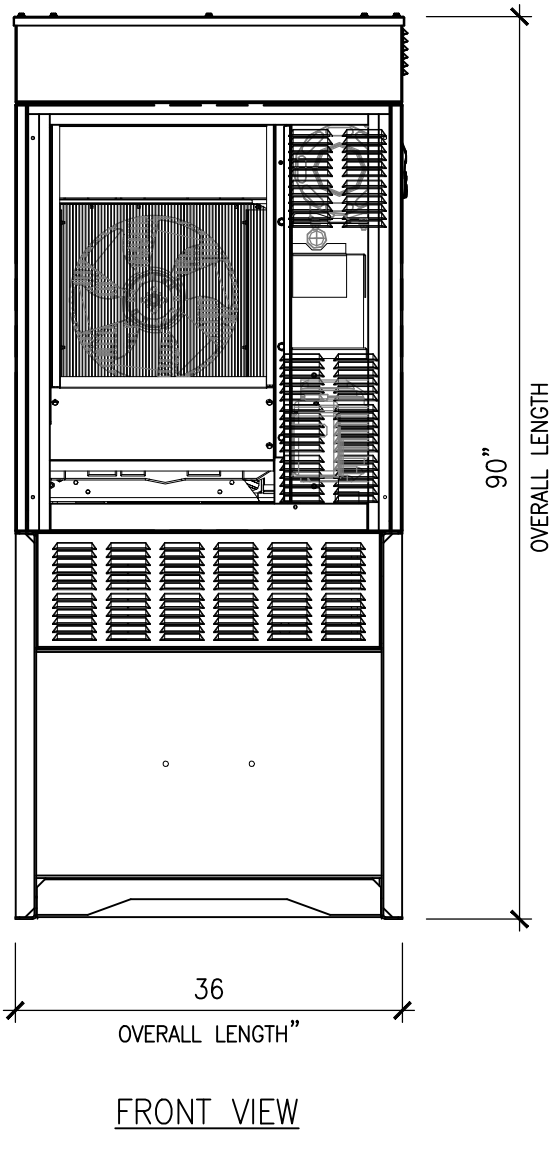
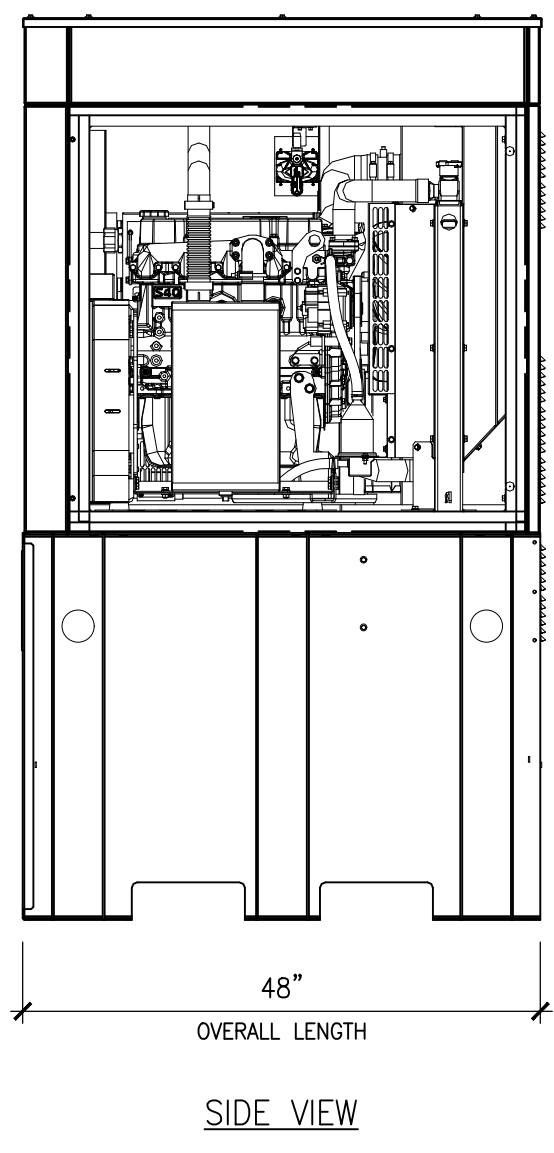
GENERAL

MANUFACTURER: GENERAC
 MODEL: SDO20 20 kW
 CYLINDER #: 4
 TYPE: IN-LINE
 DISPLACEMENT (L): 2.5 (156)
 COMPRESSION RATIO: 22:1
 BORE-MM (IN): 88 (3.5)
 STROKE-MM (IN): 103 (4.1)
 INTAKE AIR METHOD: NATURALLY ASPIRATED

FUEL SYSTEM

FUEL TYPE: ULTRA LOW SULFUR DIESEL FUEL #2
 FUEL SPECIFICATIONS: ASTM
 FUEL FILTERING: 6
 FUEL INJECT PUMP: BOSCH
 INJECTOR TYPE: ENGINE DRIVEN GEAR
 ENGINE TYPE: DIESEL
 FUEL SUPPLY LINE
 MM (IN): 6.6 (0.26)

RUN TIME HOURS	USABLE CAPACITY GAL (L)	L x W x H	WEIGHT
48	97 (367.2)	48" x 36" x 90"	2400 lbs (1089 kg)



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smartlink

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 NEWPORT BEACH, CA 92660
 TEL: (949) 387-1265
 FAX: (949) 387-1275



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1	05/02/22	PLANNING COMMENT REVISIONS
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 EL POTRERO PARK
 16841 VIA PAMPLONA
 MORENO VALLEY, CA 92551
 MONOPINE (INDOOR)

DRAWN BY: EMS	CHECKED BY: JS
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SHEET TITLE:
EQUIPMENT SPECIFICATION

SHEET NUMBER:
A-5