





SHEET NUMBER:
<b>LS-1</b>

LESSOR'S LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ADJUSTED LEGAL DESCRIPTION AS SHOWN IN PARCEL 1 ON THOSE CERTAIN DOCUMENTS ENTITLED "GRANT OF CERTIFICATE OF COMPLIANCE IN CONJUNCTION WITH A LOT LINE ADJUSTMENT" RECORDED JULY 25, 2014 AS INSTRUMENT NO. 2014-773212 AND AS INSTRUMENT NO. 2014-773213 OF OFFICIAL RECORDS, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 1 AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 126, PAGE 35 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 1:

THENCE SOUTH 89° 41' 40" EAST 89.17 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 1, SAID NORTHERLY LINE ALSO BEING THE SOUTHERLY LINE OF VICTORIA STREET AS SHOWN ON SAID RECORD OF SURVEY TO THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID NORTHERLY LINE, SOUTH 00° 13' 12" WEST, 158.09 FEET;

THENCE SOUTH 14° 05' 00" EAST, 382.76 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 1;

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINE OF SAID PARCEL 1 THE FOLLOWING COURSES:

- (1) NORTH 22° 51' 59" EAST, 261.76 FEET;
- (2) THENCE NORTH 65° 27' 46" EAST, 68.62 FEET;
- (3) THENCE NORTH 29° 00' 09" EAST, 63.91 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 275.00 FEET;
- (4) THENCE NORTHERLY 104.52 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21° 46' 38";
- (5) THENCE NORTH 07° 13' 31" EAST 73.85 FEET;
- (6) THENCE NORTH 16° 49' 22" WEST, 7.22 FEET;
- (7) THENCE NORTH 25° 52' 21" WEST 8.54 FEET;
- (8) THENCE NORTH 50° 12' 47" WEST 8.00 FEET;
- (9) THENCE NORTH 72° 01' 28" WEST, 34.08 FEET;
- (10) THENCE NORTH 89° 41' 40" WEST 284.87 FEET TO THE TRUE POINT OF BEGINNING

EXCEPT ALL MINERALS OIL, AND OTHER HYDROCARBON SUBSTANCES WITHOUT, HOWEVER, THE RIGHT OF ENTRY ON THE SURFACE OF THE LAND FOR THE PRODUCTION THEREOF, BUT WITH THE RIGHT TO PRODUCE ANY OF THE SAME FROM ANY PORTION OF THE PROPERTY WHICH IS 500 FEET OR MORE BELOW THE GROUND SURFACE AND ALSO WITH THE RIGHT TO DRILL UNDER OR THROUGH THE PROPERTY AT ANY POINT OR POINTS 500 FEET OR MORE BELOW THE GROUND SURFACE, DRILLING SITES FOR ANY OF SAID OPERATIONS SHALL BE LOCATED AT LEAST 500 FEET FROM ANY EXTERIOR BOUNDARY OF SAID LAND, AS RESERVED BY CARSON ESTATE COMPANY, A CORPORATION, IN THE DEED RECORDED DECEMBER 3, 1953 AS INSTRUMENT NO. 1614, IN BOOK 43298, PAGE 318, OFFICIAL RECORDS AND BY DOMINGUEZ ESTATE COMPANY, A CORPORATION, IN THE DEED RECORDED DECEMBER 3, 1953, AS INSTRUMENT NO. 1615, IN BOOK 43298, PAGE 320, OFFICIAL RECORDS AND IN THE DEED FROM CARSON ESTATE COMPANY, A CORPORATION, RECORDED NOVEMBER 28, 1952, AS INSTRUMENT NO. 2931, IN BOOK 40409, PAGE 76, OFFICIAL RECORDS.

APN: 7306-022-033 & 7306-022-054

LEASE AREA LEGAL DESCRIPTION

THAT PORTION OF PARCEL 1 AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 126, PAGE 35 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MONUMENT IN THE CENTERLINE INTERSECTION OF W VICTORIA STREET AND LONG BEACH BOULEVARD AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 126, PAGE 35, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, SAID MONUMENT BEING SOUTH 89°30'36" EAST, 1445.34 FEET FROM A MONUMENT FOUND AT THE INTERSECTION OF W VICTORIA STREET AND SUSANA ROAD AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 126, PAGE 35, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA; THENCE SOUTH 26°37'14" WEST, 601.25 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 76°07'26" WEST, 25.00 FEET TO A POINT ON THE WEST LINE OF PARCEL 1 OF THAT CERTAIN LOT LINE ADJUSTMENT 1311-13 RECORDED JULY 25, 2014 AS INSTRUMENT NO. 2014.773213 OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID WEST LINE, NORTH 13°52'34" WEST, 25.00 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 76°07'26" EAST, 25.00 FEET; THENCE SOUTH 13°52'34" EAST, 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 625.0 SQUARE FEET (0.01435 ACRES) OF LAND, MORE OR LESS.

SCHEDULE "B" NOTE

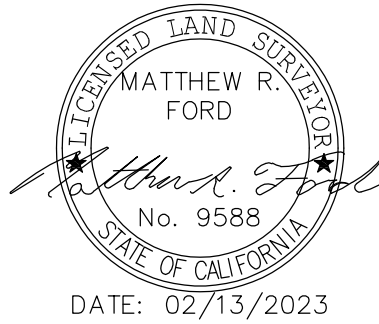
REFERENCE IS MADE TO THE TITLE REPORT ORDER NO. 92018783-920-CMM-CM8, GUARANTEE NO. CA-SFXFC-IMP-81C28-1-22-92018783, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED AUGUST 18, 2022. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (BLANKET IN NATURE)
- EASEMENTS FOR ZANJAS, DITCHES, FLUMES, PIPES OR OTHER WATER CONDUITS OVER SAID LAND, AS PROVIDED BY THE FINAL DECREE OF PARTITION HAD IN CASE NO. 3284 OF THE SUPERIOR COURT. (UNDERLYING DOCUMENT NOT PROVIDED - NOT SHOWN)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: GAS LINE AND INCIDENTAL PURPOSES RECORDING NO: BOOK 15398, PAGE 275 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: GAS LINE AND INCIDENTAL PURPOSES RECORDING NO: BOOK 15473, PAGE 277 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED AS BOOK 15547, PAGE 228 OF OFFICIAL RECORDS. (AS SHOWN ON SURVEY)
- THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT, RECORDING DATE: JULY 12, 1956 RECORDING NO: 4201 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)
- 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: OVERHEAD ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES RECORDING DATE: JULY 8, 1988 RECORDING NO: 88-1074822 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS 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: MAY 28, 1992 RECORDING NO: 92-962801 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. AN EASEMENT AS CONTAINED IN THE ABOVE DOCUMENT. FOR: PEDESTRIAN, VEHICULAR AND EQUIPMENT ACCESS, INGRESS, EGRESS FOR THE PURPOSE TO ASSURE THE INVESTIGATION AND REMEDIATION IS BEING CONDUCTED AND PERFORMED IN ACCORDANCE WITH THE REMEDIATION AGREEMENT BETWEEN ROBERTSHAW CONTROLS COMPANY AND THE CITY OF LONG BEACH AND INCIDENTAL PURPOSES. (DOES NOT AFFECT PARENT PARCEL - NOT SHOWN)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION PURPOSE: PIPELINES AND CONDUITS FOR THE TRANSPORTATION OF GAS, ENERGY COMMUNICATIONS AND PETROLEUM PRODUCTS AND INCIDENTAL PURPOSES RECORDING DATE: FEBRUARY 23, 2000 RECORDING NO: 2000-268325 OF OFFICIAL RECORDS. AFFECTS: A PORTION OF SAID LAND (DOES NOT AFFECT PARENT PARCEL - NOT SHOWN)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: GRANT OF CERTIFICATE OF COMPLIANCE IN CONJUNCTION WITH A LOT LINE ADJUSTMENT DATED: NOVEMBER 28, 2012 EXECUTED BY: BELL BUSINESS CENTER, L.P. RECORDING DATE: NOVEMBER 30, 2012 RECORDING NO: 2012-1830114 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. AND RECORDING DATE: NOVEMBER 30, 2012 AND RECORDING NO: 2012-1830115 OF OFFICIAL RECORDS (AS SHOWN ON SURVEY)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF COVENANT AND ENVIRONMENTAL RESTRICTION ON PROPERTY DATED: FEBRUARY 28, 2013 EXECUTED BY: BELL BUSINESS CENTER, L.P., A CALIFORNIA LIMITED LIABILITY COMPANY PARTNERSHIP RECORDING DATE: APRIL 9, 2013 RECORDING NO: 2013-522183 OF OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)
- A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AMOUNT: \$1,607,500.00 DATED: MAY 5, 2014 TRUSTOR/GRANTOR AMERICAN RENTALS PROPERTY MANAGEMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY TRUSTEE: JPMORGAN CHASE BANK, N.A. BENEFICIARY: JPMORGAN CHASE BANK, N.A. LOAN NO.: NONE SHOWN RECORDING DATE: MAY 8, 2014 RECORDING NO: 2014-477107 OF OFFICIAL RECORDS THE DOCUMENT ENTITLED "PARTIAL RECONVEYANCE" RECORDING DATE: AUGUST 4, 2014 RECORDING NO.: 2014-805724 OF OFFICIAL RECORDS (NOT A SURVEY MATTER - NOT SHOWN)
- IF A WORK OF IMPROVEMENT WAS RECENTLY COMPLETED OR WILL BE COMPLETED PRIOR TO THE CLOSE OF THIS TRANSACTION, THE COMPANY WILL REQUIRE THAT A VALID NOTICE OF COMPLETION BE RECORDED. THIS NOTICE MUST BE SIGNED BY AN OWNER OF THE PROPERTY AND MUST BE RECORDED WITHIN 15 DAYS OF THE ACTUAL COMPLETION DATE. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- INFORMATION HAS BEEN PROVIDED TO THE COMPANY WHICH DISCLOSES THAT A WORK OF IMPROVEMENT IS CONTEMPLATED, IN PROGRESS OR RECENTLY COMPLETED, TO ASSIST THE COMPANY IN DETERMINING IF IT CAN GIVE THE PRIORITY COVERAGE CONTAINED WITHIN THE POLICY CONTEMPLATED BY THIS REPORT, PLEASE PROVIDE THE FOLLOWING: a) CURRENT FINANCIAL STATEMENT AND/OR CURRENT LOAN APPLICATION.


SCHEDULE "B" NOTE (CONTINUED)

- PROJECT COST BREAKDOWN.
- COMPLETED LOSS OF PRIORITY QUESTIONNAIRE. (THIS FORM FURNISHED BY THE COMPANY.)
- A FULLY EXECUTED INDEMNITY AGREEMENT. (THIS FORM FURNISHED BY THE COMPANY.)
- IF WORK HAS COMMENCED PRIOR TO THE RECORDATION OF THE CONSTRUCTION DEED OF TRUST, THERE WILL BE FURTHER REQUIREMENTS AND THE CLOSING OF THE TRANSACTION COULD BE DELAYED.
- COPY OF CURRENT APPRAISAL
- COPY OF LOAN AGREEMENT AND DISBURSEMENT SCHEDULES
- NAME OF FUND CONTROL/DISBURSEMENT AGENT
- WORK MAY INCLUDE, AMONG OTHER THINGS, ANY PREPARATION OF THE SITE FOR THE PLANNED CONSTRUCTION, DELIVERY OF CONSTRUCTION MATERIALS OR EQUIPMENT AND ANY LABOR FURNISHED. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS AND/OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION. (NOT A SURVEY MATTER - NOT SHOWN)
- ANY CLAIMS FOR CONSTRUCTION LIENS ON SAID LAND THAT MAY BE RECORDED, BY REASON OF A RECENT WORK OF IMPROVEMENT THAT IS DISCLOSED BY THE DOCUMENT SHOWN BELOW ENTITLED: CONSTRUCTION DEED OF TRUST, ASSIGNMENT OD LEASES AND RENTS, SECURITY AGREEMENT AND FINANCING STATEMENT RECORDING DATE: MAY 8, 2014 RECORDING NO: 2014-477107 OF OFFICIAL RECORDS (NOT A SURVEY MATTER - NOT SHOWN)
- AN INSTRUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING ON-SITE LID BMP MAINTENANCE" EXECUTED BY: AMERICAN RENTALS PROPERTY MANAGEMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY IN FAVOR OF: CITY OF LONG BEACH RECORDING DATE: JUNE 25, 2014 RECORDING NO: 2014-657814 OF OFFICIAL RECORDS WHICH AMONG OTHER THINGS PROVIDES: AS PROVIDED THEREIN REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION. (NOT A SURVEY MATTER - NOT SHOWN)
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON MAP: RECORD OF SURVEY RECORDING DATE: SEPTEMBER 11, 2014 RECORDING NO: 2014-963102 OF RECORD OF SURVEY (BLANKET IN NATURE)
- A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AMOUNT: \$1,326,000.00 DATED: JANUARY 19, 2015 TRUSTOR/GRANTOR AMERICAN RENTALS PROPERTY MANAGEMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY TRUSTEE: FIRST AMERICAN TITLE COMPANY BENEFICIARY: AMPAC TRI-STATE CDC, INC., A CALIFORNIA NON-PROFIT CORPORATION AND ITS ASSIGNS LOAN NO.: 66689950-03 RECORDING DATE: FEBRUARY 6, 2015 RECORDING NO: 2015-137304 OF OFFICIAL RECORDS AN ASSIGNMENT OF THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST WHICH NAMES: ASSIGNEE: U.S. SMALL BUSINESS ADMINISTRATION, A UNITED STATES GOVERNMENT INDEPENDENT AGENCY LOAN NO.: 66689950-03 RECORDING DATE: FEBRUARY 6, 2015 RECORDING NO: 2015-137305 OF OFFICIAL RECORDS (NOT A SURVEY MATTER - NOT SHOWN)
- AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: MEMORANDUM OF LEASE LESSOR: AMERICAN RENTALS PROPERTY MANAGEMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY LESSEE: AMERICAN TRUCK & TOOL RENTALS, INC., A CALIFORNIA CORPORATION RECORDING DATE: FEBRUARY 6, 2015 RECORDING NO: 2015-137307 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. (BLANKET IN NATURE)
- AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: COLLATERAL ASSIGNMENT OF LEASE LESSOR: AMERICAN RENTALS PROPERTY MANAGEMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY LESSEE: AMERICAN TRUCK & TOOL RENTALS, INC., A CALIFORNIA CORPORATION RECORDING DATE: FEBRUARY 6, 2015 RECORDING NO: 2015-137308 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. THE DOCUMENT ENTITLED "ASSIGNMENT OF COLLATERAL ASSIGNMENT OF LEASE" RECORDING DATE: FEBRUARY 6, 2015 RECORDING NO.: 2015-137309 OF OFFICIAL RECORDS (NOT A SURVEY MATTER - NOT SHOWN)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: THIRD PARTY LENDER AGREEMENT DATED: JANUARY 19, 2015 EXECUTED BY: JPMORGAN CHASE BANK, N.A. AND AMPAC TRI-STATE CDC, INC. RECORDING DATE: FEBRUARY 6, 2015 RECORDING NO: 2015-137310 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (NOT A SURVEY MATTER - NOT SHOWN)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AGREEMENT WITH LANDLORD DATED: JANUARY 19, 2015 EXECUTED BY: AMPAC TRI-STATE CDC, INC., A CALIFORNIA NON-PROFIT CORPORATION, AMERICAN RENTALS PROPERTY MANAGEMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND AMERICAN TRUCK & TOOL RENTALS, INC., A CALIFORNIA CORPORATION RECORDING DATE: FEBRUARY 6, 2015 RECORDING NO: 2015-137313 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THE DOCUMENT ENTITLED "ASSIGNMENT OF AGREEMENT WITH LANDLORD" RECORDING DATE: FEBRUARY 6, 2015 RECORDING NO.: 2015-137314 OF OFFICIAL RECORDS (NOT A SURVEY MATTER - NOT SHOWN)
- 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. (THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)



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:RR

CHECKED BY:MF

REVISIONS:				
2	02/10/23	LOCATE (C)	(SB)	
1	11/03/22	SITE NUMBER	(MF)	
0	10/31/22	TITLE/DESIGN/LEGAL	(RR)	
A	09/11/22	PRELIMINARY	(RR)	
REV	DATE	DESCRIPTION		



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

PROJECT INFORMATION:

CLL01429

88 W VICTORIA STREET  
LONG BEACH, CA 90805

LOS ANGELES COUNTY

SHEET TITLE:

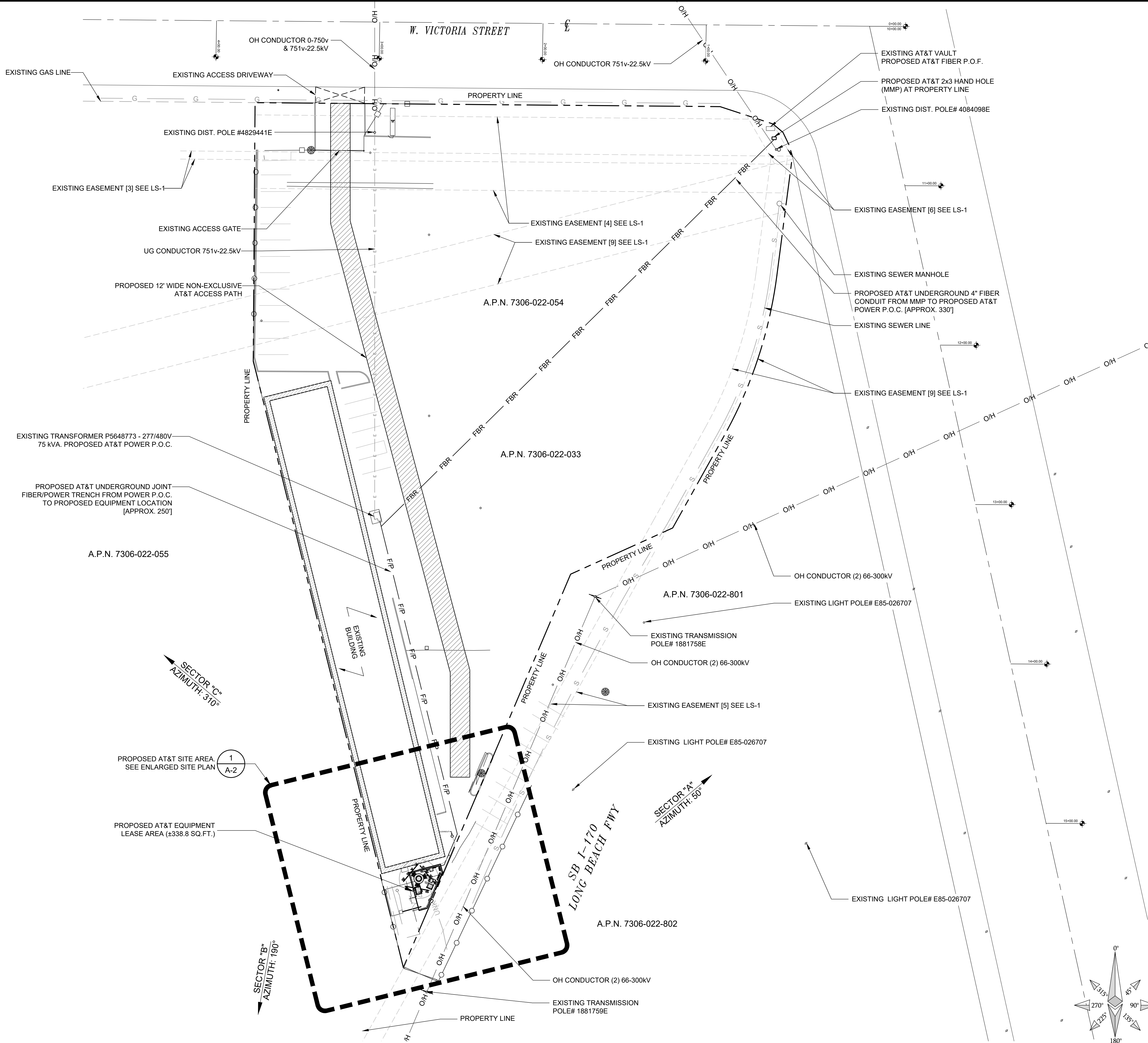
NOTES

SHEET NUMBER:

LS-2



NOTES:  
1. THIS SITE PLAN NOT INTENDED  
TO BE A LAND SURVEY.



SITE PLAN

APPLICANT:

The new  at&t

1452 EDINGER AVENUE,  
3RD FLOOR  
TUSTIN, CA 92780

ENGINEER:

 **Eukon**  
an SFG Communications, Inc. Company

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IRVINE, CA 92618  
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CHECKED BY: AG

REVISIONS:		
REV	DATE	DESCRIPTION
5	07/03/23	ZONING COMMENTS
4	05/09/23	REVISED ENCLOSURE DESIGN
3	02/18/23	GPR RESULTS
2	01/06/23	LL COMMENTS
1	11/14/22	DRM COMMENTS
0	11/08/22	100% ZONING DRAWING
B	10/18/22	LL COMMENTS
A	10/10/22	90% ZONING DRAWING

LICENSEE:

**NOT FOR  
CONSTRUCTION**

PROJECT INFORMATION:

CLL01429

88 W. VICTORIA STREET  
LONG BEACH, CA 90805

SHEET TITLE:

**SITE PLAN**

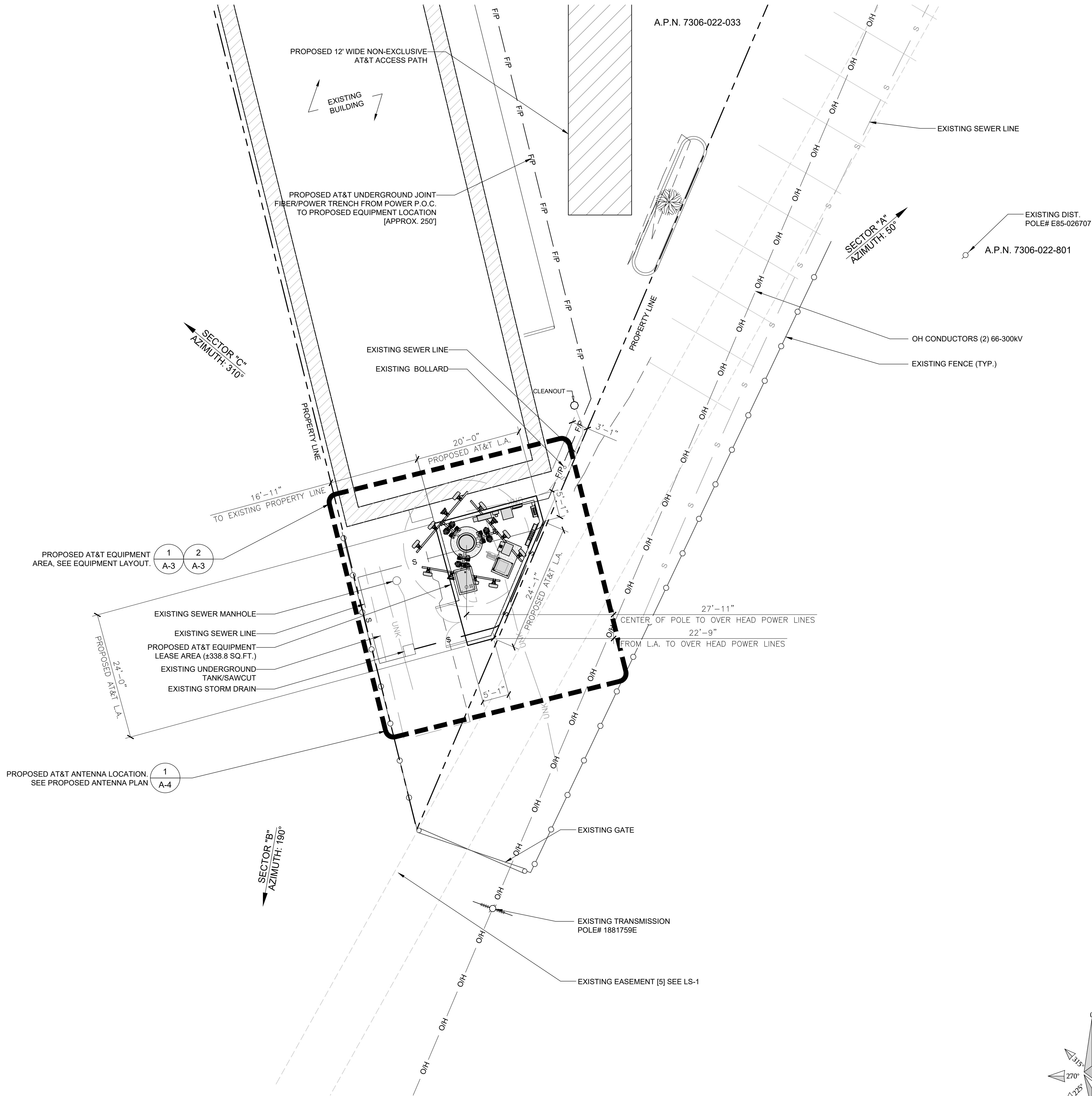
SHEET NUMBER:

**A-1**

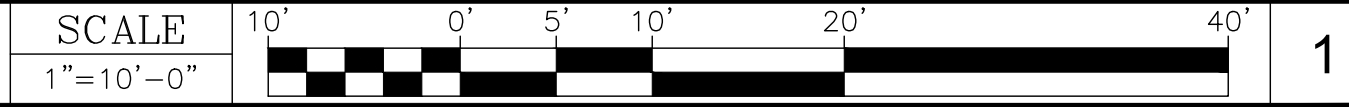


SCALE NOTE:  
IF DIMENSIONS SHOWN ON PLAN DO  
NOT SCALE CORRECTLY, CHECK FOR  
REDUCTION OR ENLARGEMENT FROM  
ORIGINAL PLANS.

A.P.N. 7306-022-055



ENLARGED SITE PLAN



APPLICANT:

The new  at&t

1452 EDINGER AVENUE,  
3RD FLOOR  
TUSTIN, CA 92780

ENGINEER:

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A	10/10/22	90% ZONING DRAWING

LICENSEE:

**NOT FOR  
CONSTRUCTION**

PROJECT INFORMATION:

CLL01429

88 W. VICTORIA STREET  
LONG BEACH, CA 90805

SHEET TITLE:

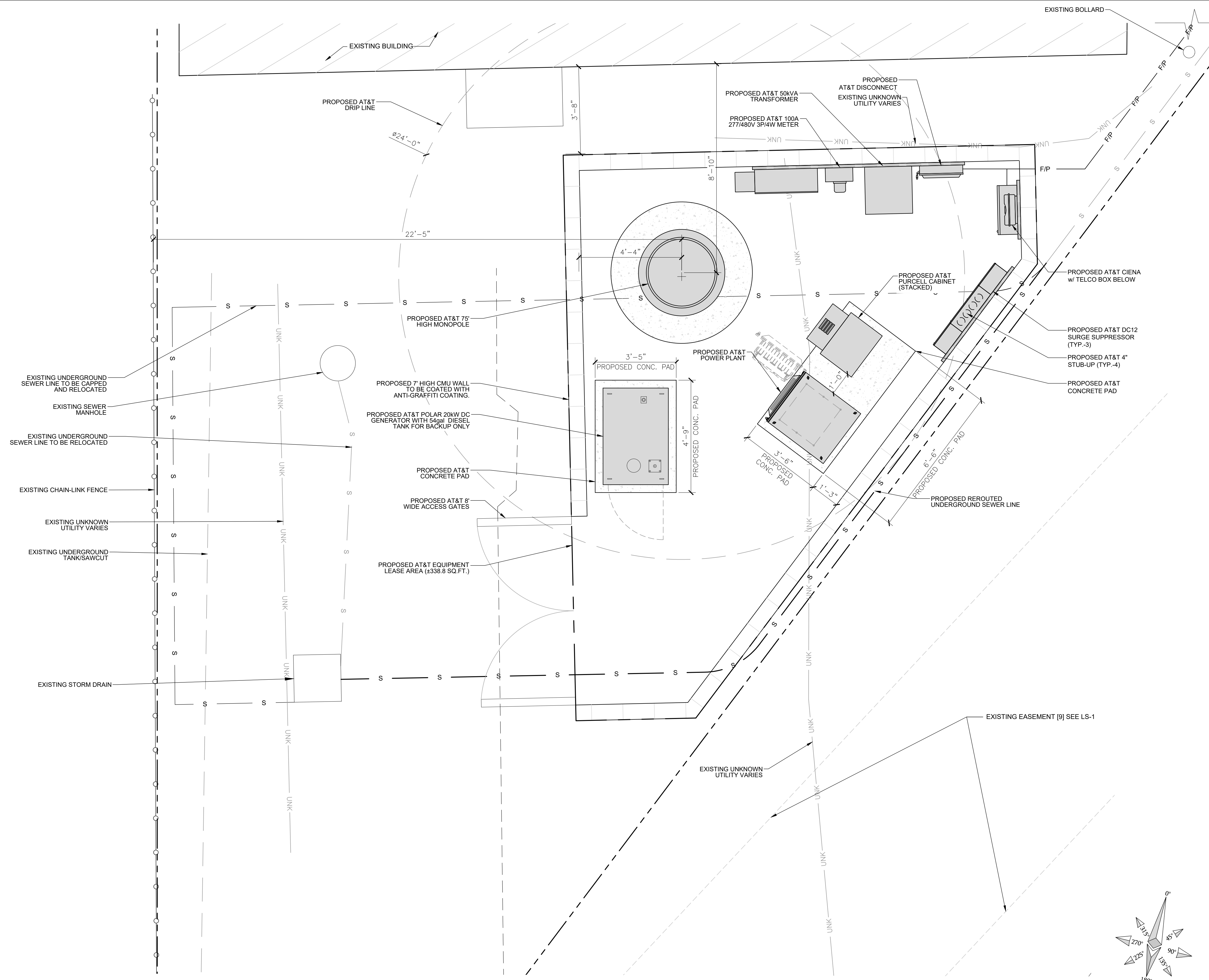
**ENLARGED  
SITE PLAN**

SHEET NUMBER:

**A-2**



**SCALE NOTE:**  
IF DIMENSIONS SHOWN ON PLAN DO  
NOT SCALE CORRECTLY, CHECK FOR  
REDUCTION OR ENLARGEMENT FROM  
ORIGINAL PLANS.



APPLICANT:



1452 EDINGER AVENUE,  
3RD FLOOR  
TUSTIN, CA 92780

ENGINEER:



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IRVINE, CA 92618  
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CHECKED BY:	AG

REVISIONS:

5	07/03/23	ZONING COMMENTS
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B	10/18/22	LL COMMENTS
A	10/10/22	90% ZONING DRAWING
REV	DATE	DESCRIPTION

LICENSEE:

NOT FOR  
CONSTRUCTION

PROJECT INFORMATION:

CLL01429

88 W. VICTORIA STREET  
LONG BEACH, CA 90805

SHEET TITLE:

### PROPOSED COMPOUND PLAN

SHEET NUMBER:

A-3

## PROPOSED COMPOUND LAYOUT

SCALE  
1/2"=1'-0"



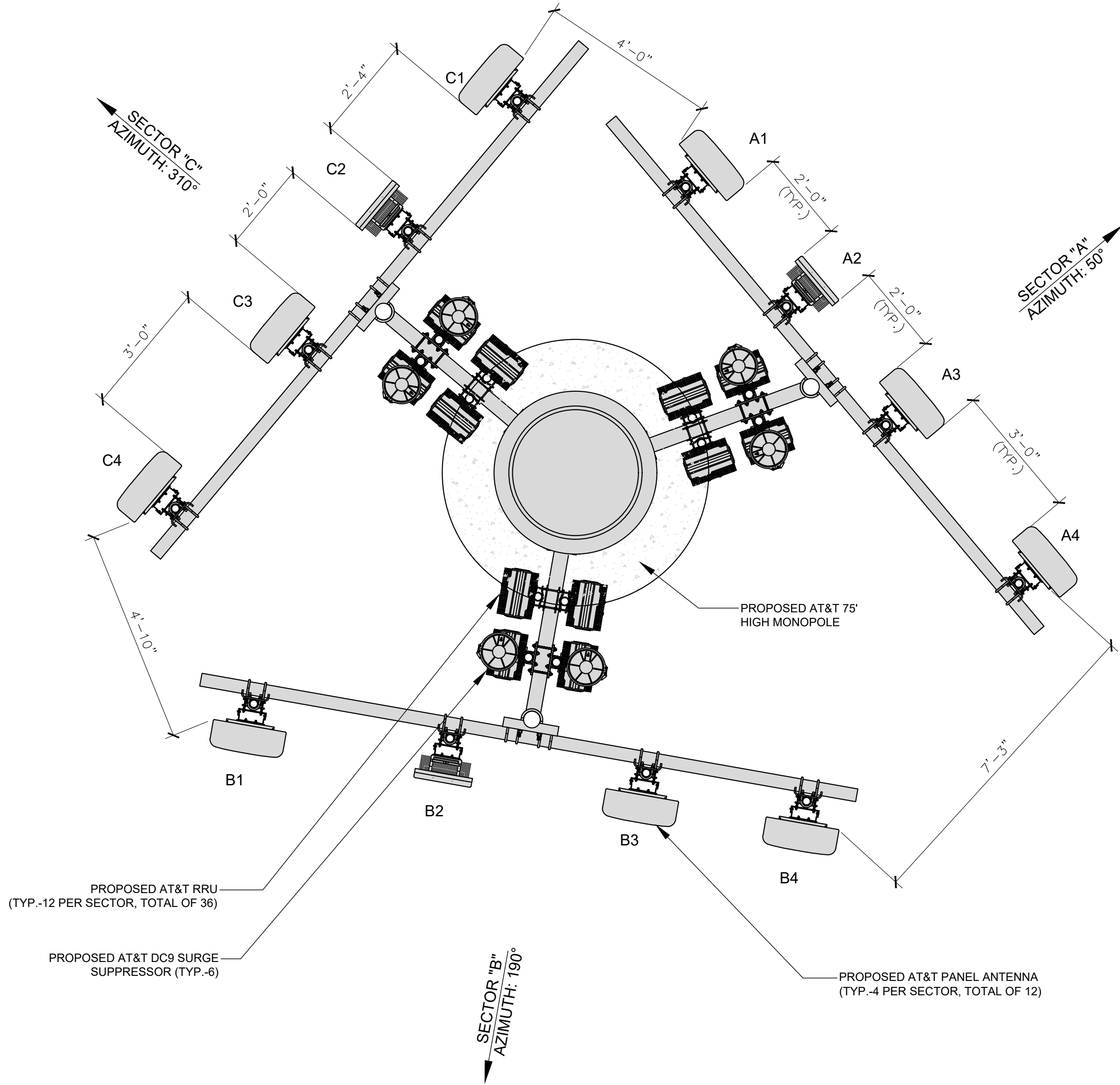
1



OPTIMUM ANTENNA REQUIREMENTS (VERIFY WITH CURRENT RFDS)								
	SECTOR	TECHNOLOGY	ANTENNA MODEL	ANTENNA SIZE	ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION CABLE LENGTH	NUMBER
ALPHA SECTOR	A1	LTE	PANEL ANTENNA	8'	50°	60'-0"	±100'	2 FIBER
	A2	C-BAND	PANEL ANTENNA	2'-7"	50°	62'-8" 57'-4"	±100'	4 FIBER
	A3	LTE	PANEL ANTENNA	8'	50°	60'-0"	±100'	2 FIBER
	A4	LTE	PANEL ANTENNA	8'	50°	60'-0"	±100'	2 FIBER
BETA SECTOR	B1	LTE	PANEL ANTENNA	8'	190°	60'-0"	±100'	2 FIBER
	B2	C-BAND	PANEL ANTENNA	2'-7"	190°	62'-8" 57'-4"	±100'	4 FIBER
	B3	LTE	PANEL ANTENNA	8'	190°	60'-0"	±100'	2 FIBER
	B4	LTE	PANEL ANTENNA	8'	190°	60'-0"	±100'	2 FIBER
GAMMA SECTOR	C1	LTE	PANEL ANTENNA	8'	310°	60'-0"	±100'	2 FIBER
	C2	C-BAND	PANEL ANTENNA	2'-7"	310°	62'-8" 57'-4"	±100'	4 FIBER
	C3	LTE	PANEL ANTENNA	8'	310°	60'-0"	±100'	2 FIBER
	C4	LTE	PANEL ANTENNA	8'	310°	60'-0"	±100'	2 FIBER

- 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).

SCALE NOTE:  
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.



REMOTE RADIO UNITS						
	SECTOR	RRU TYPE	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES		
				ABOVE	BELOW	SIDES
ALPHA SECTOR	A1	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	A1	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	A2					
	A3	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
BETA SECTOR	B1	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	B1	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	B2					
	B3	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
GAMMA SECTOR	C1	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	C1	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"
	C2					
	C3	(2) ERICSSON RRU (LTE)	±15'	16"	8"	0"

SURGE SUPPRESSION SYSTEM				
SYSTEM	MANUFACTURER	PART NUMBER	QTY	LOCATION
	RAYCAP	DC12-48-60-0-25E	4	MOUNTED AT PROPOSED LEASE AREA
	RAYCAP	DC9-48-60-24-8C-EV	6	MOUNTED ON PROPOSED MONOPOLE

APPLICANT:

The new  at&t

1452 EDINGER AVENUE,  
3RD FLOOR  
TUSTIN, CA 92780

ENGINEER:

 **Eukon**  
an SFC Communications, Inc. Company

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

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CHECKED BY: AG

REVISIONS:		
REV	DATE	DESCRIPTION
5	07/03/23	ZONING COMMENTS
4	05/09/23	REVISED ENCLOSURE DESIGN
3	02/18/23	GPR RESULTS
2	01/06/23	LL COMMENTS
1	11/14/22	DRM COMMENTS
0	11/08/22	100% ZONING DRAWING
B	10/18/22	LL COMMENTS
A	10/10/22	90% ZONING DRAWING

LICENSEE:

**NOT FOR CONSTRUCTION**

PROJECT INFORMATION:

CLL01429

88 W. VICTORIA STREET  
LONG BEACH, CA 90805

SHEET TITLE:

PROPOSED ANTENNA PLAN  
/ ANTENNA AND RRU  
SCHEDULE

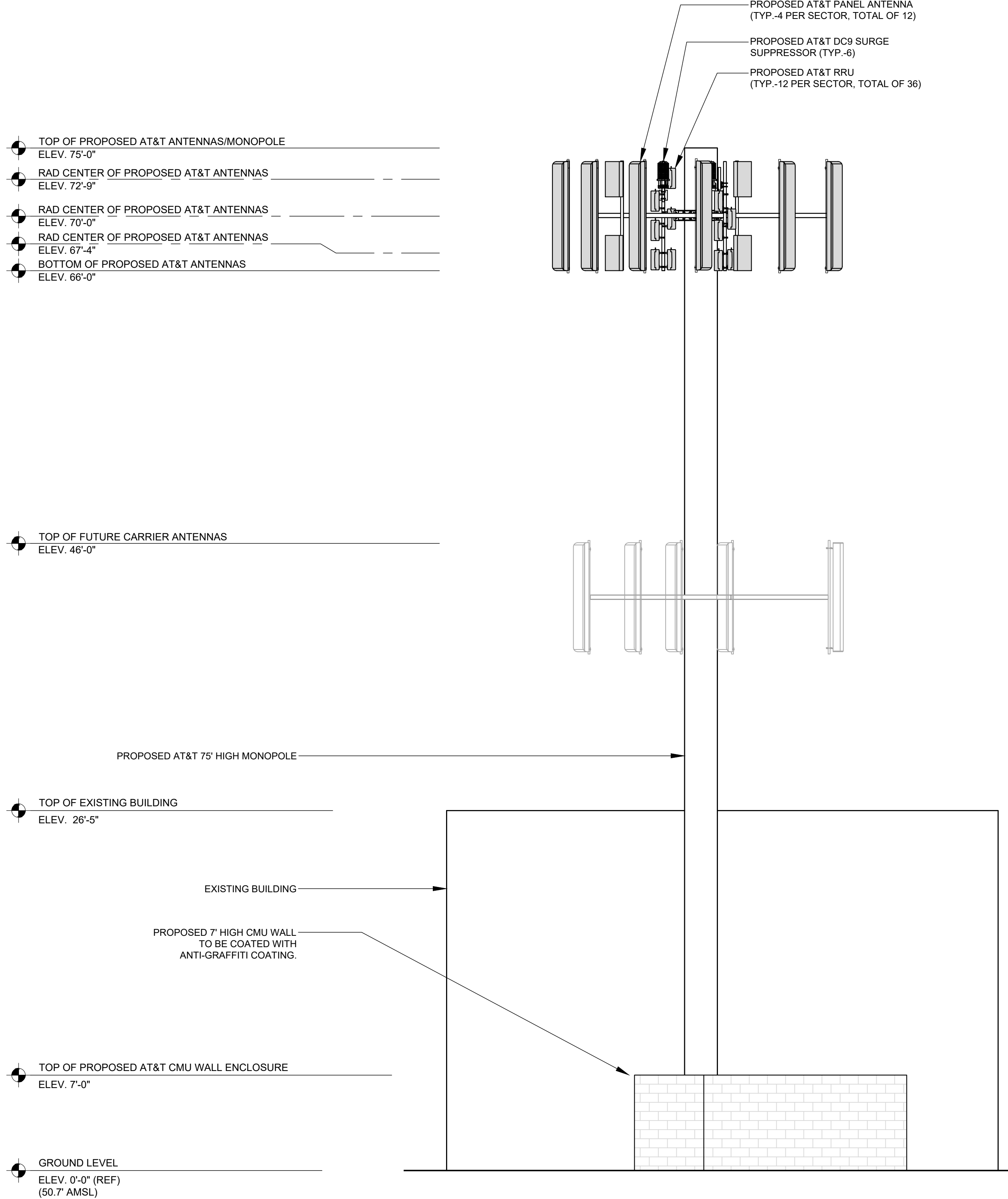
SHEET NUMBER:

**A-4**

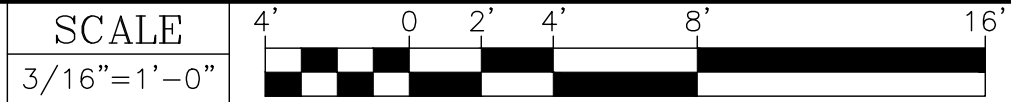


SCALE NOTE:  
IF DIMENSIONS SHOWN ON PLAN DO  
NOT SCALE CORRECTLY, CHECK FOR  
REDUCTION OR ENLARGEMENT FROM  
ORIGINAL PLANS.

NOTE:  
MONOPOLE, ANTENNAS, EQUIPMENT, CABLES,  
MOUNTS, AND OTHER APPURTENANCES SHALL BE  
PAINTED A DARK BROWN COLOR, SPECIFIED AS  
BEHR PAINTS PP5-1 "ESPRESSO BEANS".

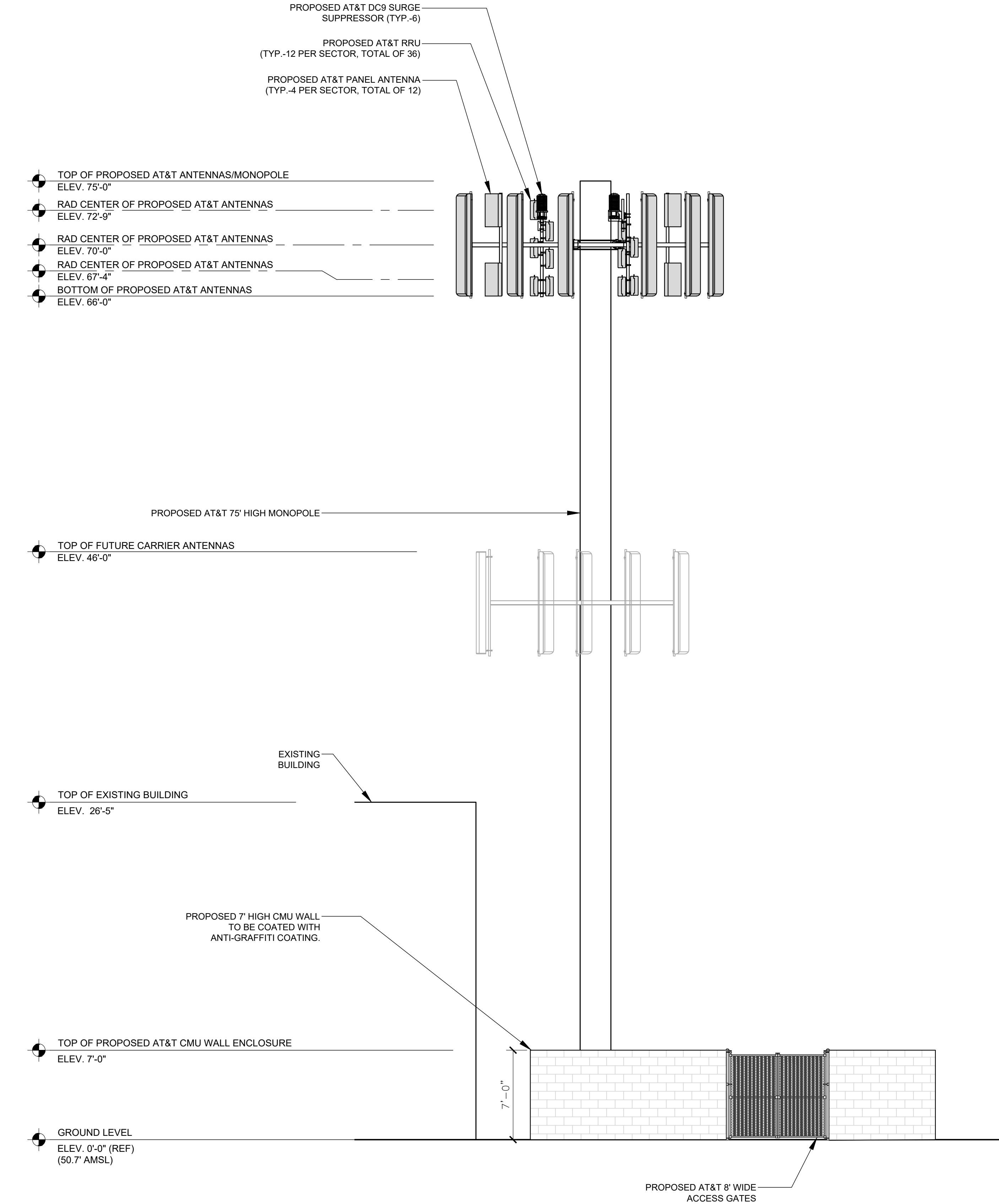


PROPOSED SOUTH ELEVATION

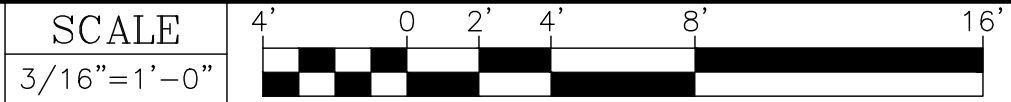


2

NOTE:  
MONOPOLE, ANTENNAS, EQUIPMENT, CABLES,  
MOUNTS, AND OTHER APPURTENANCES SHALL BE  
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BEHR PAINTS PP5-1 "ESPRESSO BEANS".

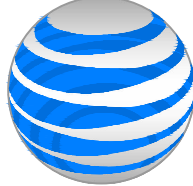


PROPOSED WEST ELEVATION



1

APPLICANT:

The new  at&t

1452 EDINGER AVENUE,  
3RD FLOOR  
TUSTIN, CA 92780

ENGINEER:

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REV	DATE	DESCRIPTION
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4	05/09/23	REVISED ENCLOSURE DESIGN
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0	11/08/22	100% ZONING DRAWING
B	10/18/22	LL COMMENTS
A	10/10/22	90% ZONING DRAWING

LICENSEE:

**NOT FOR  
CONSTRUCTION**

PROJECT INFORMATION:

CLL01429

88 W. VICTORIA STREET  
LONG BEACH, CA 90805

SHEET TITLE:

PROPOSED SOUTH AND  
WEST ELEVATIONS

SHEET NUMBER:

**A-5**





# CLL01429 NSB

88 W. Victoria St., Long Beach, CA 90805



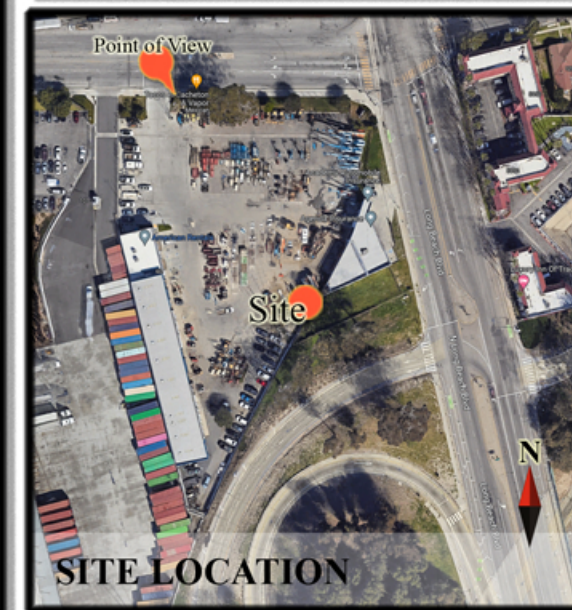
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CA, 92618 - (949) 553-8566



PROPOSED VIEW NORTH-WEST



EXISTING VIEW NORTH-WEST



SITE LOCATION

## SITE COORDINATES

Latitude: 33.863386°

Longitude: -118.200902°

SHEET NUMBER

1  
3



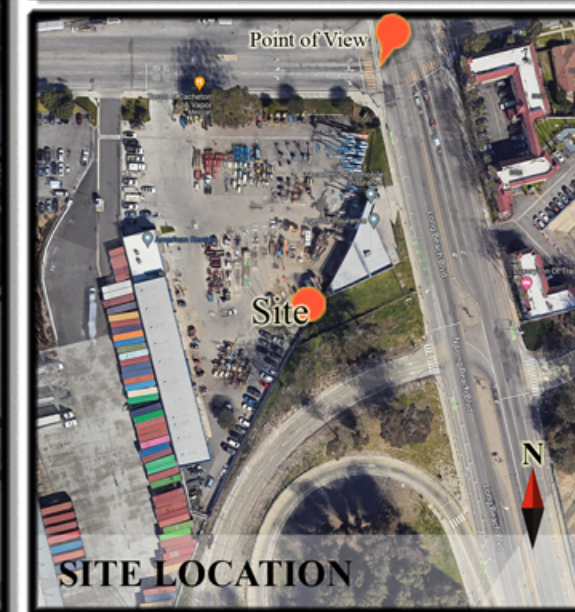


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**SITE COORDINATES**  
**Latitude:** 33.863386°  
**Longitude:** -118.200902°

**SHEET NUMBER**

2  
3





# CLL01429 NSB

88 W. Victoria St., Long Beach, CA 90805



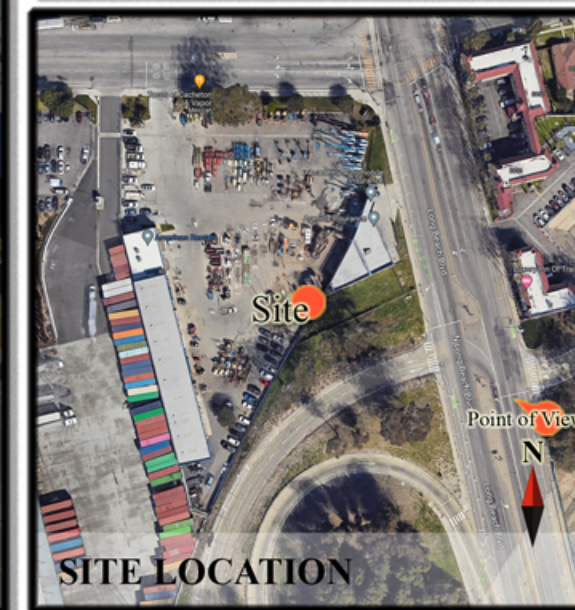
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PROPOSED VIEW SOUTH-EAST



EXISTING VIEW SOUTH-EAST



SITE LOCATION

## SITE COORDINATES

Latitude: 33.863386°

Longitude: -118.200902°

SHEET NUMBER

