

### 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. 2022 CALIFORNIA BUILDING CODE                    | 7. COUNTY COASTAL ZONE LAND USE ORDINANCE-TITLE 23        |
| 2. 2022 CALIFORNIA ELECTRICAL CODE ADOPTED 2020 NEC | 8. COUNTY FIRE CODE ORDINANCE - TITLE 16                  |
| 3. 2022 CALIFORNIA FIRE CODE                        | 9. COUNTY LAND USE ORDINANCE - TITLE 22                   |
| 4. 2022 CALIFORNIA MECHANICAL CODE                  | 10. COUNTY BUILDING AND CONSTRUCTION ORDINANCE - TITLE 19 |
| 5. 2022 CALIFORNIA PLUMBING CODE                    |   |
| 6. 2022 CALIFORNIA ENERGY CODE                      |   |

### PROJECT TEAM

#### CLIENT REPRESENTATIVE

COMPANY: SMARTLINK, LLC  
 ADDRESS: 1997 ANNAPOLIS EXCHANGE PKWY, SUITE 200  
 CITY, STATE, ZIP: ANNAPOLIS, MD 21401  
 CONTACT: ALISHA STRASHEIM  
 PHONE: (951) 440-0669  
 EMAIL: alisha.strasheim@smartlinkgroup.com

#### CONSTRUCTION MANAGER

COMPANY: AT&T  
 ADDRESS: 1452 EDINGER AVE.  
 CITY, STATE, ZIP: TUSTIN, CA. 92780

#### SITE ACQUISITION

COMPANY: SMARTLINK, LLC  
 ADDRESS: 1997 ANNAPOLIS EXCHANGE PKWY, SUITE 200  
 CITY, STATE, ZIP: ANNAPOLIS, MD 21401  
 CONTACT: WILL KAZIMI  
 PHONE: (925) 699-2227  
 EMAIL: will.kazimi@smartlinkgroup.com

#### ATT PROJECT MANAGER

COMPANY: AT&T  
 ADDRESS: 1452 EDINGER AVE.  
 CITY, STATE, ZIP: TUSTIN, CA. 92780  
 CONTACT: IVAN OCEGUEDA  
 PHONE: (562) 210-9855  
 EMAIL: io109k@att.com

#### ZONING

COMPANY: SMARTLINK, LLC  
 ADDRESS: 1997 ANNAPOLIS EXCHANGE PKWY, SUITE 200  
 CITY, STATE, ZIP: ANNAPOLIS, MD 21401  
 CONTACT: CHRIS DOHENY  
 PHONE: (619) 994-8528  
 EMAIL: chris.doheny@smartlinkgroup.com

#### APPLICANT

COMPANY: AT&T  
 ADDRESS: 1452 EDINGER AVE.  
 CITY, STATE, ZIP: TUSTIN, CA. 92780  
 CONTACT: IVAN OCEGUEDA  
 PHONE: (562) 210-9855  
 EMAIL: io109k@att.com

#### 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

#### RF ENGINEER

COMPANY: AT&T  
 ADDRESS: 739 E SANTA CLARA ST., ROOM 217  
 CITY, STATE, ZIP: VENTURA, CA. 93001  
 CONTACT: GABBY DE SILVA  
 PHONE: (562) 216-0159  
 EMAIL: gd8790@att.com

### SITE INFORMATION

#### APPLICANT / LESSEE



Your world. Delivered

1452 EDINGER AVE. 3RD FLOOR  
 TUSTIN, CALIFORNIA 92780

#### PROPERTY OWNER

OWNER: OCMC  
 ADDRESS: 17662 IRVINE BLVD #4,  
 CITY, STATE, ZIP: TUSTIN, CA 92780  
 CONTACT: LOGAN FRICK  
 TELEPHONE: (714) 654-2100  
 EMAIL: logan@maverickhospitality.com

LATITUDE: 33° 47' 07.07" N (33.785296°)  
 LONGITUDE: 117° 47' 40.11" W (-117.794474°)  
 LAT./LONG. TYPE: NAD 83  
 GROUND ELEVATION: 500.8' AMSL  
 ABOVE GROUND LEVEL: 50'-0" A.G.L.  
 APN #: 393-390-12

AREA OF CONSTRUCTION: 636 SQ. FT.  
 ZONING / JURISDICTION: ORANGE COUNTY  
 CURRENT ZONING: COMMUNITY COMMERCIAL  
 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: CLL01599 - NSB**

**SITE NAME: OC MINING**

**FA#: 12844675**

**USID#: 320533**

**10000 S. CRAWFORD CANYON RD,  
 SANTA ANA, CA 92705  
 ORANGE COUNTY**

|                         |                     |
|-------------------------|---------------------|
| DATES FOR CONSTRUCTION: | START: ___/___/___  |
|                         | FINISH: ___/___/___ |
| DAYS PER WEEK:          |                     |
| HOURS PER DAY:          | START: ___          |
|                         | FINISH: ___         |

### 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

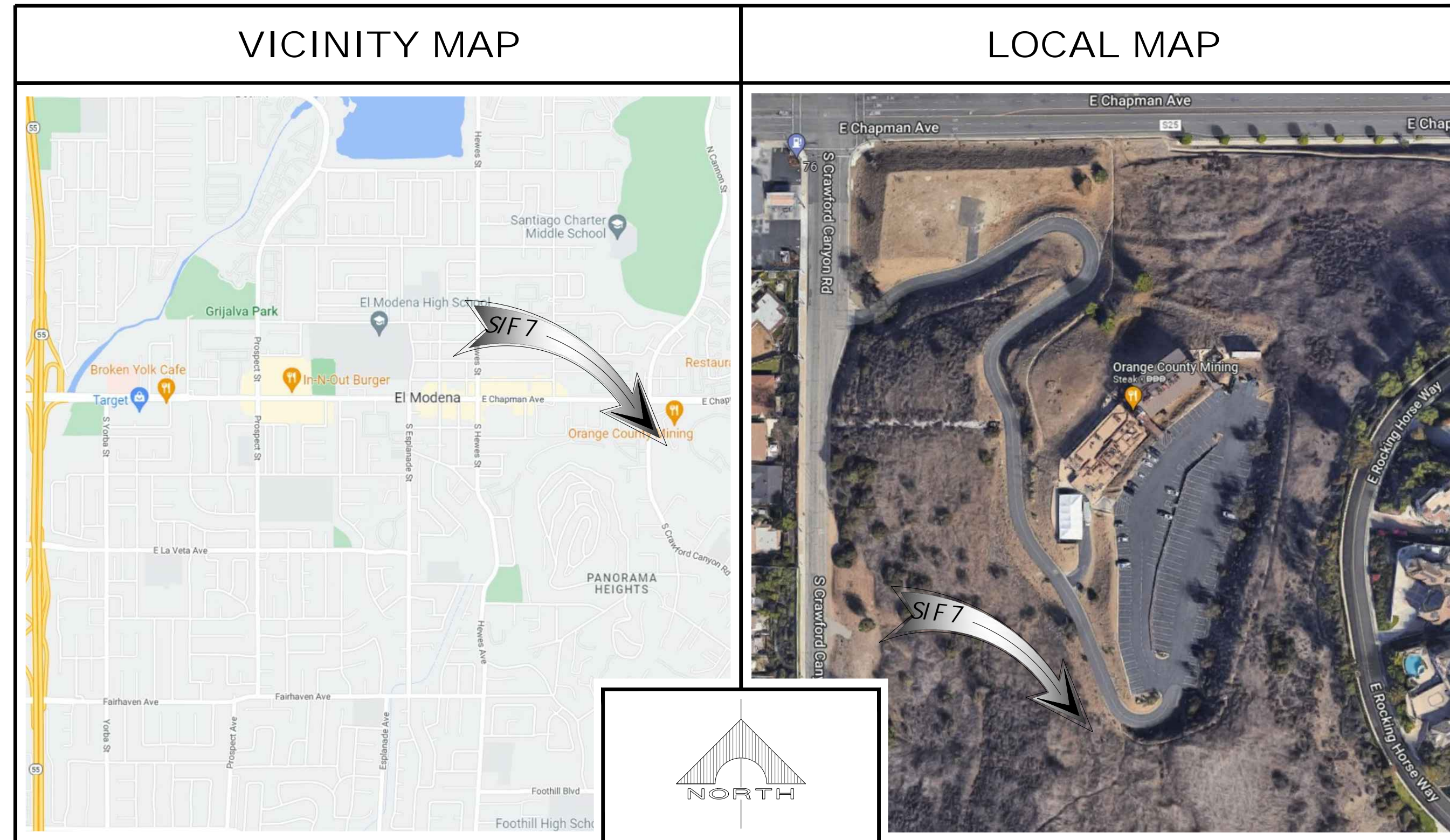
#### OUTDOOR EQUIPMENTS

'AT&T' PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNMANNED WIRELESS COMMUNICATIONS FACILITY. THIS FACILITY WILL CONSIST OF THE FOLLOWING:

- INSTALL 1 (P) 50'-0" HIGH MONO-EUCALYPTUS.
- INSTALL 9 (P) PANEL ANTENNAS (3 PER SECTOR).
- INSTALL 18 (P) LTE RRUS AT ANTENNA LEVEL (6 PER SECTOR).
- INSTALL 1 (P) 20KW GENERAC COMPACT DIESEL GENERATOR ON CONCRETE PAD.
- INSTALL 1 (P) GPS ANTENNA.
- INSTALL 2 (P) EMERSON POWER CABINET.
- INSTALL 4 (P) PURCELL CABINETS.
- INSTALL (P) UTILITY PANELS.
- INSTALL 4 (P) DC-9 SURGE SUPPRESSOR (SQUID).
- INSTALL 3 (P) DC12 (OUTDOOR) UNIT.
- INSTALL (P) 6' HIGH CMU WALL WITH CORE TIN CORRUGATED FINISH.

### DRAWING INDEX

| SHEET NO: | SHEET TITLE                                       |
|-----------|---|
| T-1       | TITLE SHEET                                       |
| GS-1      | GENERAL SIGNAGE                                   |
| LS-1      | SITE SURVEY                                       |
| LS-2      | SITE SURVEY                                       |
| A-1       | SITE PLAN AND ENLARGED SITE PLAN                  |
| A-2       | LEASE AREA, ANTENNA PLAN AND ANTENNA/RRU SCHEDULE |
| A-3       | ELEVATIONS  |
| A-4       | ELEVATIONS  |
| A-5       | EQUIPMENT SPECIFICATIONS                          |



### DRIVING DIRECTIONS

TURN LEFT ONTO EDINGER AVE, TURN LEFT ONTO DEL AMO AVE, TAKE THE RAMP ONTO CA-55 N/STATE RTE 55 N, MERGE ONTO CA-55 N/STATE RTE 55 N, TAKE EXIT 14 A TO MERGE ONTO E CHAPMAN AVE, MERGE ONTO E CHAPMAN AVE, TURN RIGHT ONTO S CRAWFORD CANYON RD, TURN LEFT, DESTINATION WILL BE ON THE RIGHT.

### LEGAL DESCRIPTION

SEE SURVEY SHEETS FOR LEGAL DESCRIPTION



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.



1997 ANNAPOLIS EXCHANGE PKWY, SUITE 200  
 ANNAPOLIS, MD 21401  
 TEL: (949) 387-1265  
 FAX: (949) 387-1275



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

| REV | DATE     | DESCRIPTION                    |
|-----|----------|--------------------------------|
| 5   | 07/14/23 | REVISED PER O.C. FIRE COMMENTS |
| 4   | 06/12/23 | REVISED PER O.C. FIRE COMMENTS |
| 3   | 04/20/23 | REVISED PER PLANNING COMMENTS  |
| 2   | 11/23/22 | REVISED PER PLANNING COMMENTS  |
| 1   | 09/08/22 | REVISED PER CLIENT COMMENTS    |
| 0   | 08/31/22 | 100% ZONING DRAWINGS           |
| A   | 06/16/22 | 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.

CLL01599  
 OC MINING  
 10000 S. CRAWFORD CANYON RD,  
 SANTA ANA, CA 92705  
 MONO-EUCALYPTUS (OUTDOOR)

|           |             |
|-----------|-------------|
| DRAWN BY: | CHECKED BY: |
| EMS       | JS          |

SHEET TITLE:  
 TITLE SHEET

SHEET NUMBER:  
**T-1**



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CLL01599  
OC MINING  
10000 S. CRAWFORD CANYON RD,  
SANTA ANA, CA 92705  
MONO-EUCALYPTUS (OUTDOOR)

DRAWN BY: EMS  
CHECKED BY: JS

SHEET TITLE:  
**DETAILS AND GENERAL SIGNAGE**

SHEET NUMBER:  
**GS-1**


**NOTICE**




Beyond This Point you are entering a controlled area where RF emissions may exceed the FCC General Population Exposure Limits.

Follow all posted signs and site guidelines for working in a RF environment.

Ref: 47CFR 1.1307(b)




**CAUTION**



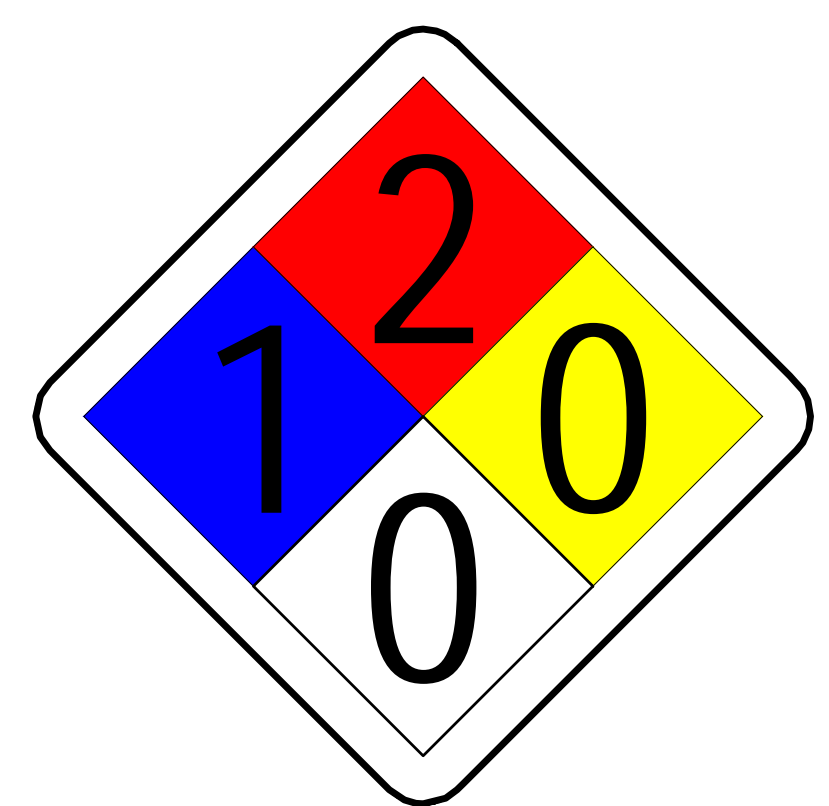
Beyond This Point you are entering a controlled area where RF emissions may exceed the FCC Occupational Exposure Limits.

Obey all posted signs and site guidelines for working in a RF environment.

Ref: 47CFR 1.1307(b)




**NFPA SIGN**  
NO SCALE



**ALERTING SIGN**  
NO SCALE

**GENERAL SIGNAGE GUIDELINES**

| Structure Type                               | INFO SIGN #1   | INFO SIGN #2  | INFO SIGN #3            | INFO SIGN #4            | INFO SIGN #5  | STRIPING                                       | NOTICE SIGN | CAUTION SIGN   |
|--|--|---|-------------------------|-------------------------|---|--|-------------|--|
| <b>Towers</b>                                |  |   |                         |                         |   |  |             |  |
| Monopole/Monopole/Monopalm                   | entrance gates, shelter doors OR on the outdoor cabinets | climbing side of the Tower  | On backside of Antennas | On the side of Antennas | On the shelter door or on one outdoor equipment cabinet |  |             | At the height of the first climbing step, min. 9ft above ground  |
| SCE Towers/ Towers with high voltage         | entrance gates, shelter doors OR on the outdoor cabinets | climbing side of the Tower  | On backside of Antennas | On the side of Antennas | On the shelter door or on one outdoor equipment cabinet |  |             | At the height of the first climbing step, min. 9ft above ground  |
| Light Poles / Flag Poles                     | entrance gates, shelter doors OR on the outdoor cabinets | on the pole, no less than 3ft below the Antenna and no less than 9ft above ground | On backside of Antennas | On the side of Antennas | On the shelter door or on one outdoor equipment cabinet |  |             |  |
| Utility Wood Poles (JPA)                     | entrance gates, shelter doors OR on the outdoor cabinets | on the pole, no less than 3ft below the Antenna and no less than 9ft above ground | On backside of Antennas | On the side of Antennas | On the shelter door or on one outdoor equipment cabinet |  |             | If GP max value of MPE at antenna level is: 0-99%; Notice sign; over 99%; Caution sign at no less than 3ft below antenna and 9ft above ground  |
| Microcells mounted on non-JPA poles          | entrance gates, shelter doors OR on the outdoor cabinets | on the pole, no less than 3ft below the Antenna and no less than 9ft above ground | On backside of Antennas | On the side of Antennas | On the shelter door or on one outdoor equipment cabinet |  |             | Notice or Caution sign at no less than 9ft above ground; only if the exposure exceeds 90% of the General Public exposure at 9ft above ground or at outside surface of adjacent buildings |
| <b>Rooftops</b>                              |  |   |                         |                         |   |  |             |  |
| At all access points to the roof             | X  |   |                         |                         |   |  |             |  |
| On Antennas                                  | X  |   | X                       | X                       |   |  |             |  |
| Concealed Antennas                           | X  | X   |                         |                         |   |  |             |  |
| antennas mounted facing outside the building | X  | X   |                         |                         |   |  |             |  |
| antennas on support structure                | X  | X   |                         |                         |   |  |             |  |
| Rooftop Graph:                               |  |   |                         |                         |   |  |             |  |
| Radiation area is within 3ft from antenna    | X  | adjacent to each antenna  |                         |                         |   |  |             | either Notice or Caution sign (based on RoofView results) at antennas/barrier  |
| Radiation area is beyond 3ft from antenna    | X  | adjacent to each antenna  |                         |                         |   | diagonal, yellow striping as to RoofView graph |             |  |
| <b>Church Steeples</b>                       | Access to steeple  | adjacent to antennas if antennas are concealed                                    | On backside of Antennas | On the side of Antennas | On the shelter door or On one outdoor equipment cabinet |  |             | Caution sign at the antennas   |
| <b>Water Stations</b>                        | Access to ladder   | adjacent to antennas if antennas are concealed                                    | On backside of Antennas | On the side of Antennas | On the shelter door or On one outdoor equipment cabinet |  |             | Caution sign beside info sign #1, min. 9ft above ground  |

Notes for Rooftop sites:  
1. Either NOTICE or CAUTION signs need to be posted at each sector as close as possible to: the outer edge of the striped off area or the outer antennas of the sector.  
2. If RoofView shows: only blue = Notice Sign, blue and yellow = Caution Sign, only yellow = Caution Sign to be installed.  
3. Should the required striping area interfere with any structures or equipment (A/C, vents, roof hatch, doors, other antennas, dishes, etc.), please notify AT&T to modify the striping area, prior to starting the work.

**WARNING!**

DANGER DO NOT TOUCH TOWER!  
SERIOUS "RF" BURN HAZARD!

MAINTAIN AN ADEQUATE CLEARANCE BETWEEN TOWER SUPPORTS AND GUY WIRES


FAILURE TO OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN A RADIO FREQUENCY ENVIRONMENT COULD RESULT IN SERIOUS INJURY. CONTACT CURRENTLY MAY EXCEED LIMITS PRESCRIBED IN ANSI Z39.5-1-1998 FOR CONTROLLED ENVIRONMENTS.




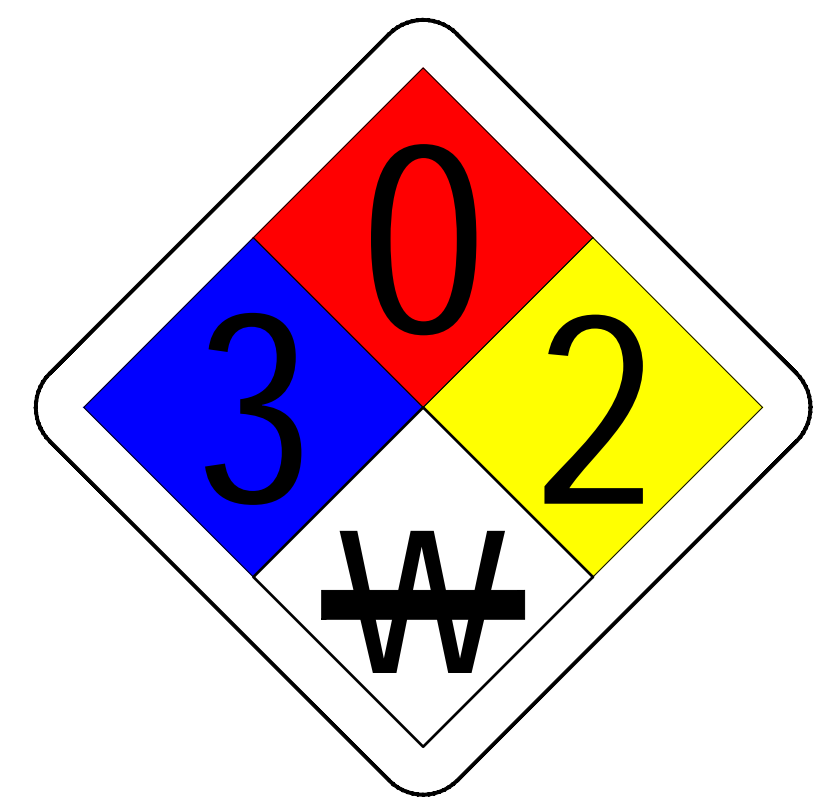
PROPERTY OF AT&T

**AUTHORIZED PERSONNEL ONLY**

IN CASE OF EMERGENCY, OR PRIOR TO PERFORMING MAINTENANCE ON THIS SITE, CALL: 800-638-2822 AND REFERENCE CELL SITE NUMBER.



STAY BACK 3 FEET FROM ANTENNA

**THIS ROOM CONTAINS LEAD ACID BATTERY SYSTEMS AND ENERGIZED CIRCUITS**  
Electrolyte Solutions Are Corrosive

**NFPA SIGN**  
NO SCALE

**ALERTING SIGN**  
NO SCALE

**INFO SIGN #5**  
NO SCALE



**INFO SIGN #3**  
NO SCALE

**INFORMATION**

AT&T operates telecommunications antennas at this location. Remain at least 3 feet away from any antenna and obey all posted signs.

Contact the owner(s) of the antenna(s) before working closer than 3 feet from the antenna.

Contact AT&T at \_\_\_\_\_ prior to performing any maintenance or repairs near AT&T antennas. This is Site # \_\_\_\_\_.

Contact the management office if this door/hatch/gate is found unlocked.

**INFORMACION**


En esta propiedad se sitúan antenas de telecomunicaciones operadas por AT&T. Favor mantener una distancia de no menos de 3 pies y obedecer todos los avisos.

Comuníquese con el propietario o los propietarios de las antenas antes de trabajar o caminar a una distancia de menos de 3 pies de la antena.

Comuníquese con AT&T \_\_\_\_\_ antes de realizar cualquier mantenimiento o reparaciones cerca de las antenas de AT&T.

Esta es la estación base número \_\_\_\_\_.

Favor comunicarse con la oficina de la administración del edificio si esta puerta o compuerta se encuentra sin cerrada.



**INFO SIGN #1**  
NO SCALE

**INFO SIGN #2**  
NO SCALE

**INFORMATION**

ACTIVE ANTENNAS ARE MOUNTED

ON THE OUTSIDE OF THIS BUILDING


BEHIND THIS PANEL

ON THIS STRUCTURE

**STAY BACK A MINIMUM OF 3 FEET FROM THESE ANTENNAS**

Contact AT&T at \_\_\_\_\_ and follow these instructions prior to performing any maintenance or repairs closer than 3 feet from the antennas.

This is AT&T site # \_\_\_\_\_



**INFO SIGN #4**  
NO SCALE

**SIGNAGE GUIDELINES CHART**  
NO SCALE

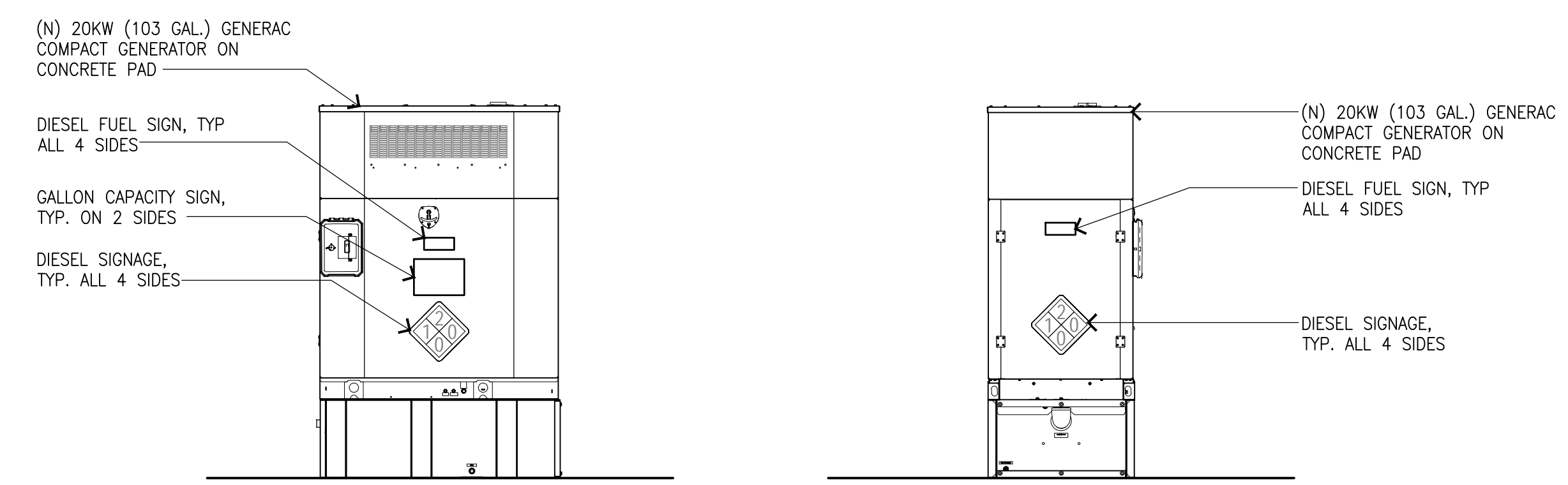
**DANGER**

**DIESEL FUEL**  
NO SMOKING  
NO OPEN FLAMES

**NO SMOKING SIGN**  
NO SCALE

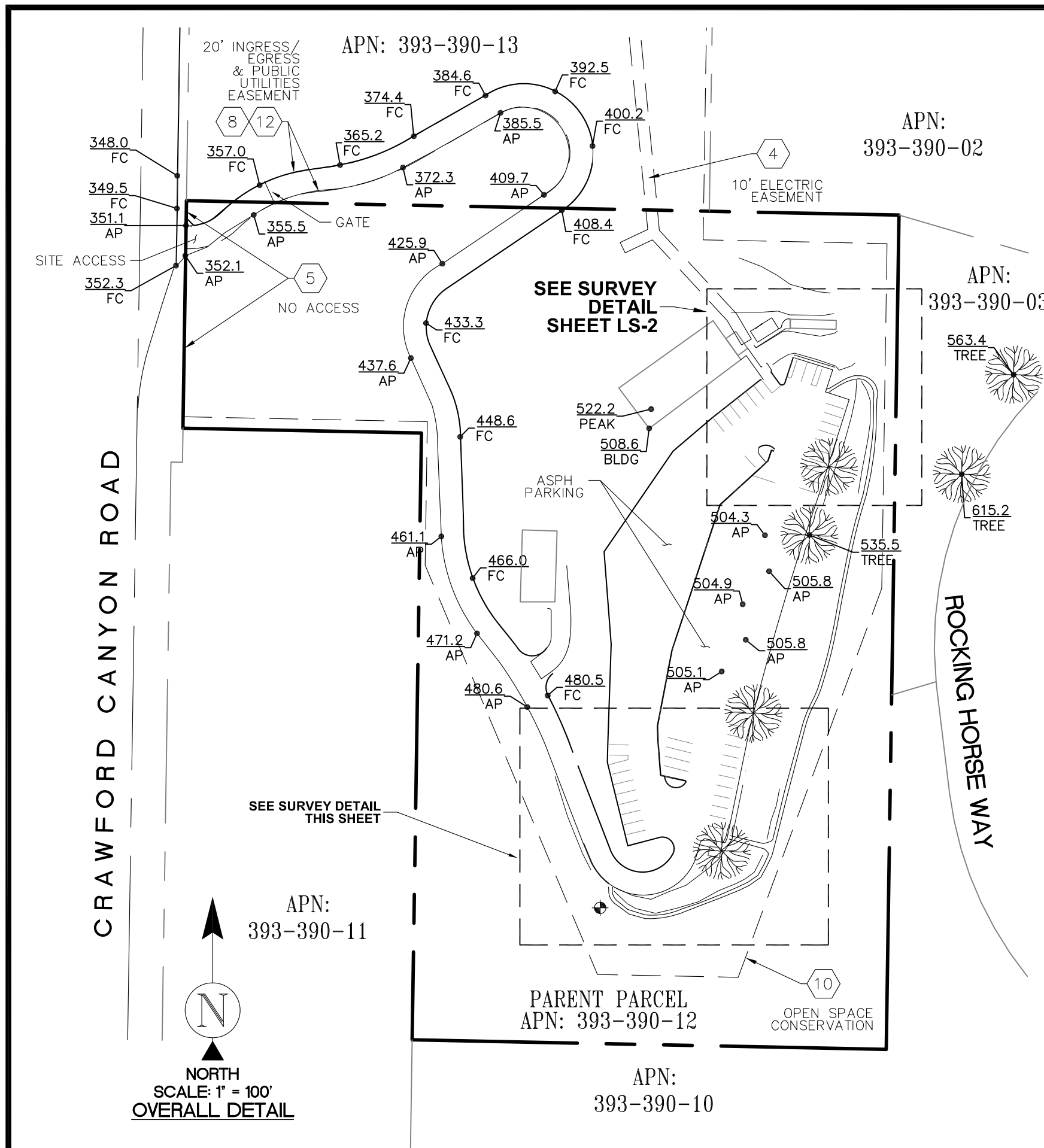
**103 GALLON CAPACITY**

**GALLON CAPACITY SIGN**  
NO SCALE



**GENERATOR SIGNAGE DETAIL**





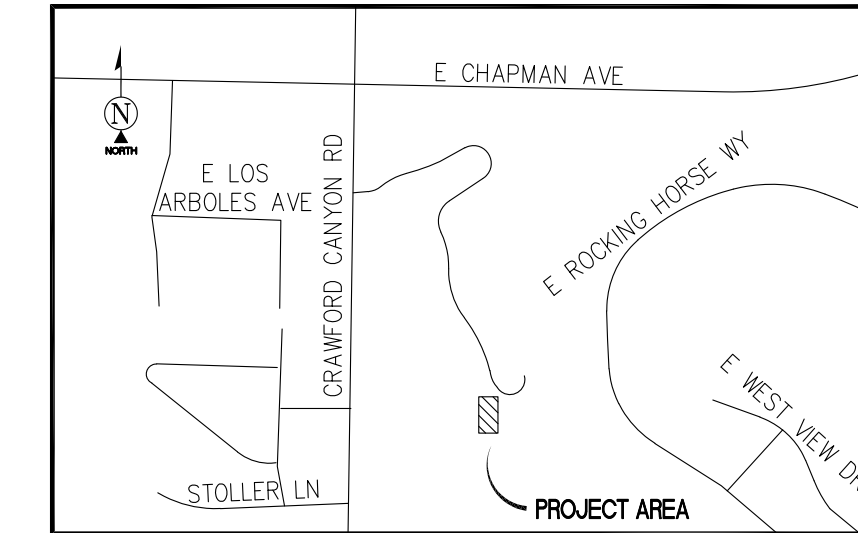
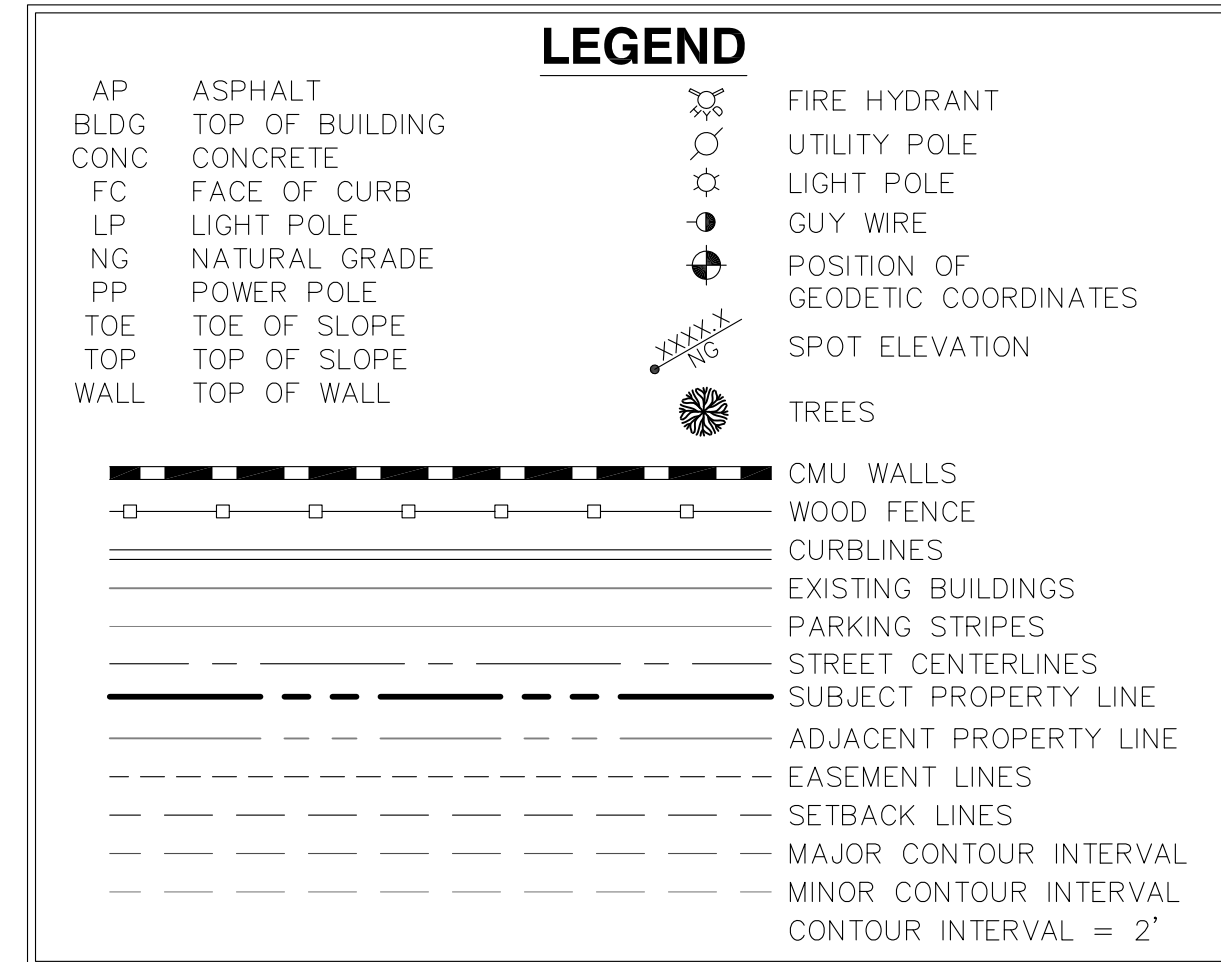
**SURVEYOR'S NOTES**

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.



**SURVEY DATE**  
05/31/2022

**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.

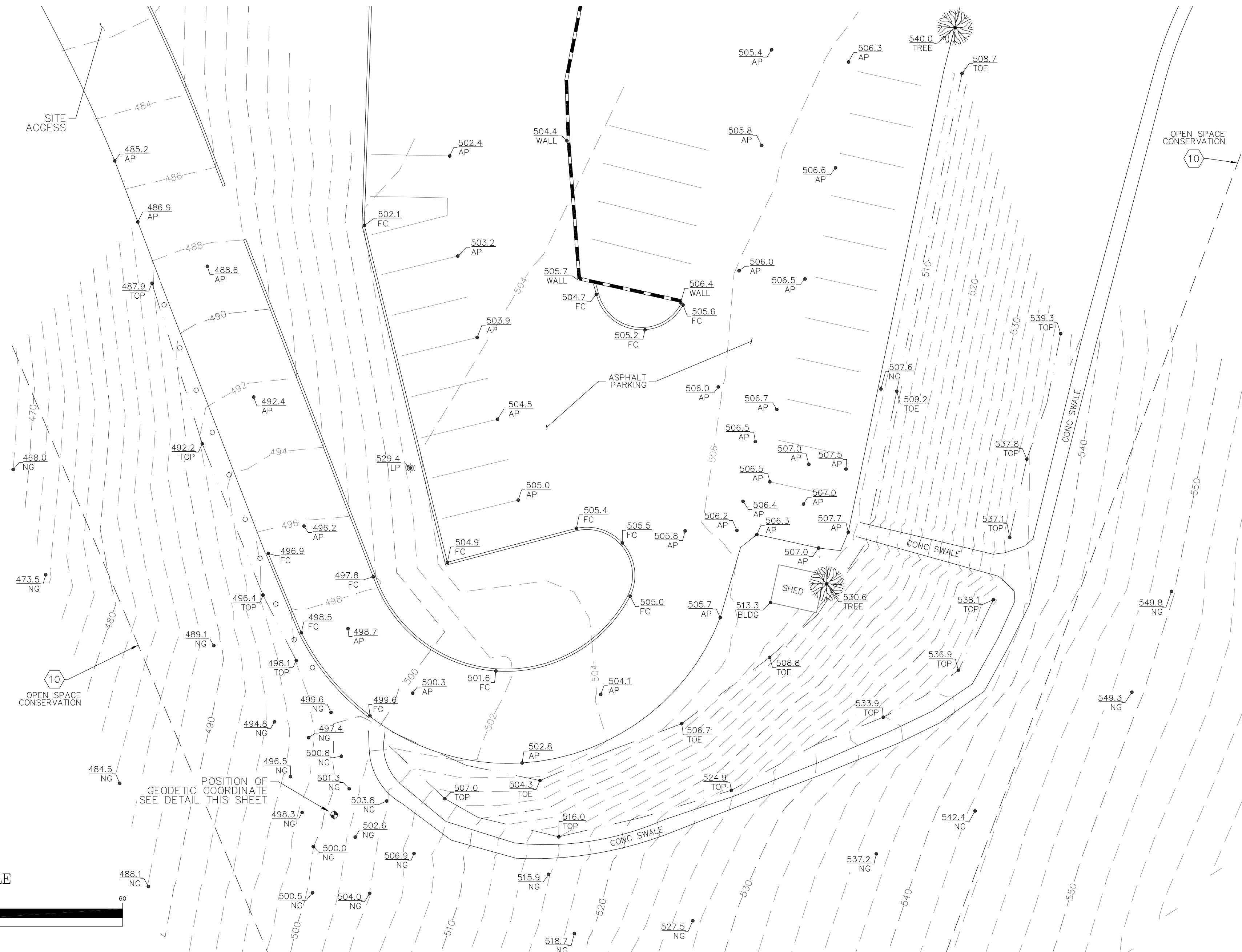
**BENCHMARK**  
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12B" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

**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 0.99998502

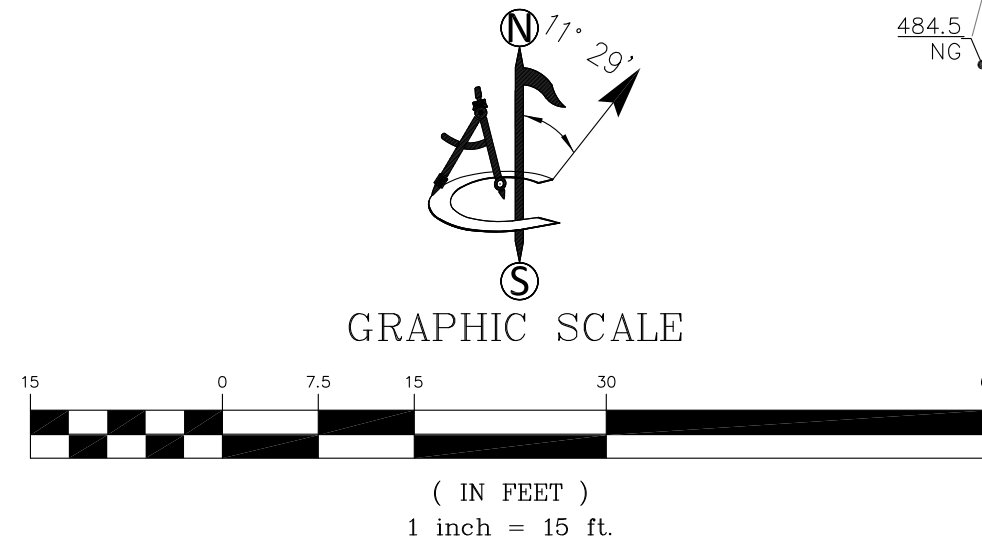
**FLOOD ZONE**  
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06059C0166J, DATED 12/03/2009.

**UTILITY NOTES**  
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

**NOTES CORRESPONDING TO RECORDS MATTERS**  
SEE SHEET LS-2



POSITION OF GEODETIC COORDINATES  
LATITUDE 33° 47' 07.07" (33.785296°) NORTH (NAD83)  
LONGITUDE 117° 47' 40.11" (117.794474°) WEST (NAD83)  
GROUND ELEVATION @ 500.8' (NAVD88)



1452 EDINGER AVENUE  
3RD FLOOR  
TUSTIN, CA 92780

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

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

| REV | DATE     | DESCRIPTION |      |
|-----|----------|-------------|------|
| A   | 06/11/22 | PRELIMINARY | (RR) |

PRELIMINARY

PATRICK B. DONOHOE  
STATE OF CALIFORNIA  
No. 9332  
P.L.S. NO. 9332

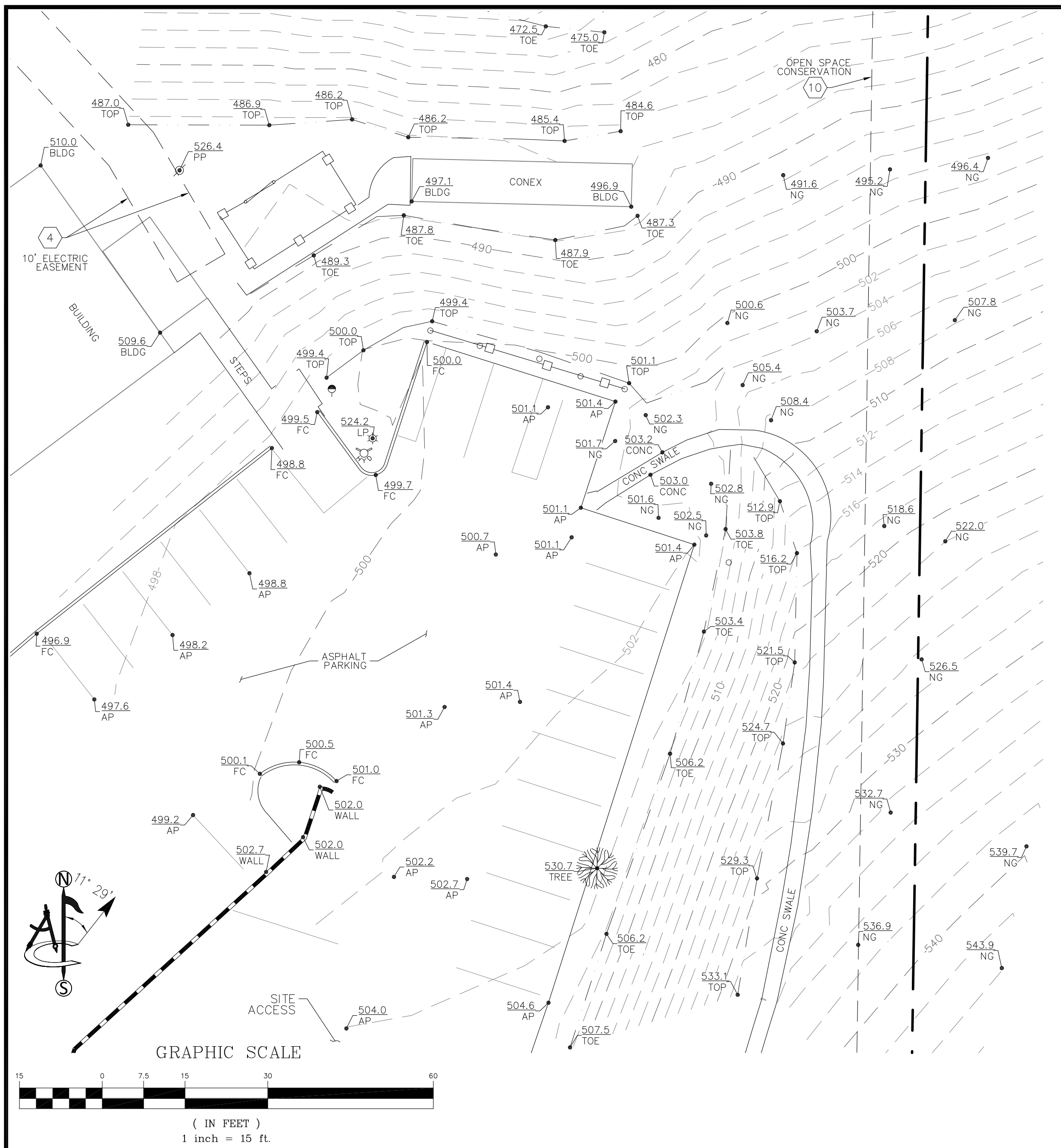
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CLL01599  
10000 S CRAWFORD CANYON ROAD  
SANTA ANA, CA, 92705

SHEET TITLE  
SITE SURVEY

SHEET NUMBER  
LS-1





**PARENT PARCEL LEGAL DESCRIPTION**

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

PARCEL 1:

THAT PORTION OF LOT 42 OF THE EL MODENA CITRUS LANDS, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 6, PAGE 32 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 0° 13' 00" WEST 264 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 89° 30' 00" EAST 660 FEET; THENCE SOUTH 0° 13' 00" WEST 226 FEET; THENCE NORTH 89° 30' 00" WEST 412.50 FEET; THENCE NORTH 0° 13' 00" EAST 528 FEET; THENCE NORTH 89° 30' 00" WEST 247.50 FEET; THENCE NORTH 0° 13' 00" EAST 198 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM PARCEL NO. Z30-157, ACCORDING TO THE FINAL ORDER OF CONDEMNATION, CASE NO. 172993, A CERTIFIED COPY OF WHICH WAS RECORDED AUGUST 18, 1971 IN BOOK 9767, PAGE 467 OF OFFICIAL RECORDS.

EXCEPT THEREFROM THE MINERALS OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS OVER THAT PORTION OF LOT 42 OF THE EL MODENA CITRUS LANDS, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 6, PAGE 32 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER, OF SAID COUNTY, INCLUDED WITHIN THE LAND GRANTED TO HILLTOP INVESTMENT CO., A GENERAL PARTNERSHIP, RECORDED APRIL 20, 1973 IN BOOK 10653, PAGE 420 OF OFFICIAL RECORDS OF SAID COUNTY, INCLUDED WITHIN A STRIP OF LAND 20 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF CHAPMAN AVENUE AND THE UNNAMED ROAD, AS SHOWN BETWEEN SAID LOT 42 AND LOTS 2, 4 AND 5 OF SAID EL MODENA CITRUS LANDS; THENCE SOUTH 296 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST 42 FEET; THENCE NORTHEASTERLY ALONG A TANGENT CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 50 FEET THROUGH A CENTRAL ANGLE OF 45° 24' 26" A DISTANCE OF 39.63 FEET; THENCE NORTHEASTERLY ALONG A REVERSE CURVE

**PARENT PARCEL LEGAL DESCRIPTION (CONTINUED)**

CONCAVE SOUTHEASTERLY WITH A RADIUS OF 125 FEET, THROUGH A CENTRAL ANGLE OF 39° 36' 46" A DISTANCE OF 66.42 FEET; THENCE NORTHEASTERLY ALONG A REVERSE CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 200 FEET THROUGH A CENTRAL ANGLE OF 24° 53' 57" A DISTANCE OF 86.91 FEET; THENCE TANGENT TO SAID CURVE NORTH 59° 18' 23" EAST 83.26 FEET; THENCE EASTERLY, SOUTHERLY, AND SOUTHWESTERLY ALONG A TANGENT CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 50 FEET THROUGH A CENTRAL ANGLE 175° 40' 48" A DISTANCE OF 153.31 FEET; THENCE TANGENT TO SAID CURVE SOUTH 54° 59' 11" WEST 13.57 FEET TO THE SOUTHERLY BOUNDARY OF SAID DEED.

EXCEPTING THEREFROM THAT PORTION OF SAID 20 FEET WIDE STRIP OF LAND LYING WITHIN CRAWFORD CANYON ROAD. THE SIDELINES OF SAID 20 FEET WIDE STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE IN THE SOUTHERLY BOUNDARY OF SAID DEED RECORDED APRIL 20, 1973 IN BOOK 10653, PAGE 420 OF OFFICIAL RECORDS OF SAID COUNTY.

EXCEPTING FROM SAID PARCEL A ALL BUILDINGS, IMPROVEMENTS, FIXTURES AND EQUIPMENT THEREON.

APN: 393-390-12

**SCHEDULE "B" NOTE**

REFERENCE IS MADE TO THE TITLE REPORT ORDER #92017981-920-CMM-CM8, GUARANTEE #CA-SFXFC-IMP-81G28-1-22-92017981, ISSUED BY COMMONWEALTH LAND TITLE, DATED MAY 17, 2022. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

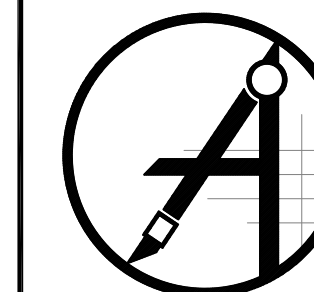
1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (BLANKET IN NATURE)
2. EASEMENT(S) IN FAVOR OF THE PUBLIC OVER ANY EXISTING ROADS LYING WITHIN SAID LAND. (UNDERLYING DOCUMENT NOT PROVIDED - NOT SHOWN)
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT; GRANTED TO: EL MODENA MUTUAL WATER COMPANY PURPOSE: WATER LINES RECORDING DATE: NOVEMBER 9, 1911 RECORDING NO: BOOK 203, PAGE 318 OF DEEDS AFFECTS: A PORTION OF SAID LAND (EXACT LOCATION INDETERMINATE - NOT SHOWN)
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT; GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: UTILITIES RECORDING DATE: MARCH 20, 1974 RECORDING NO: BOOK 11098, PAGE 1508 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)
5. 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: MARCH 25, 1974 RECORDING NO: BOOK 11102, PAGE 520 OF OFFICIAL RECORDS AFFECTS: CRAWFORD CANYON ROAD (AS SHOWN ON SURVEY)
6. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AGREEMENT DATED: AUGUST 20, 1974 EXECUTED BY: HILLTOP INVESTMENT, LTD., CRONUS CORPORATION, GENERAL PARTNER AND ORANGE COUNTY WATERWORKS DISTRICT NO. 8 RECORDING DATE: SEPTEMBER 4, 1974 RECORDING NO: BOOK 11235, PAGE 1865 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT; PURPOSE: INGRESS, EGRESS AND PUBLIC UTILITY RECORDING DATE: OCTOBER 22, 1974 RECORDING NO: BOOK 11270, PAGE 1711 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (UNDERLYING DOCUMENT NOT PROVIDED - NOT SHOWN)
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT; GRANTED TO: COUNTY OF ORANGE, FOR AND IN BEHALF OF ORANGE COUNTY WATER WORKS DISTRICT NO. 8 PURPOSE: INGRESS, EGRESS AND ACCESS RECORDING DATE: JANUARY 29, 1975 RECORDING NO: BOOK 11331, PAGE 1176 OF OFFICIAL RECORDS. AFFECTS: A PORTION OF SAID LAND THE INTEREST OF THE COUNTY OF ORANGE FOR AND IN BEHALF OF ORANGE COUNTY WATERWORKS DISTRICT NO. 8 THEREIN WAS CONVEYED TO EAST ORANGE COUNTY WATER DISTRICT BY QUITCLAIM DEED RECORDED JULY 1, 1985, AS INSTRUMENT NO. 85-242176 OF OFFICIAL RECORDS. (AS SHOWN ON SURVEY)
9. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: SHORT-TERM MEMORANDUM OF LEASE LESSOR: FRANK V. AMARAL AND JULIA R. AMARAL LESSEE: CRONUS CORP., A CALIFORNIA CORPORATION RECORDING DATE: DECEMBER 31, 1975 RECORDING NO: BOOK 11610, PAGE 1524 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 LESSEE'S INTEREST THEREIN WAS PURPORTEDLY ASSIGNED TO OCMC, INC., (ORANGE COUNTY MINING COMPANY), A CALIFORNIA CORPORATION, AS DISCLOSED BY GRANT OF EASEMENT, RECORDED MARCH 22, 1982, AS INSTRUMENT NO. 82-97549 OF OFFICIAL RECORDS AND MEMORANDUM OF AMENDMENT, RECORDED DECEMBER 3, 1997, AS INSTRUMENT NO. 97-622005 OF OFFICIAL RECORDS AND MEMORANDUM OF AMENDMENT THERE TO RECORDED JULY 6, 2006, AS INSTRUMENT NO. 2006-452425 OF OFFICIAL RECORDS. ASSIGNMENT OF THE LESSOR'S INTEREST UNDER SAID LEASE, ASSIGNOR: FRANK V. AMARAL AND JULIA R. AMARAL AND THE AMARAL FAMILY, AN UNINCORPORATED ASSOCIATION CONSISTING OF FRANK V. AMARAL, JULIA R. AMARAL TRUST AND LAURENCE V. AMARAL AND GLORIA A. AMARAL TRUST ASSIGNEE: OCMC, INC., DBA ORANGE COUNTY MINING COMPANY RECORDING DATE: SEPTEMBER 17, 2021 RECORDING NO: 2021-580936 OF OFFICIAL RECORDS (NOT A SURVEY MATTER - NOT SHOWN)
10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT; GRANTED TO: COUNTY OF ORANGE PURPOSE: OPEN SPACE RECORDING DATE: MAY 3, 1977 RECORDING NO: BOOK 12177, PAGE 400 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)
11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT; GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: UTILITIES RECORDING DATE: MARCH 22, 1982 RECORDING NO: 82-97549 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (DOES NOT AFFECT PARENT PARCEL - NOT SHOWN)
12. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE

**SCHEDULE "B" NOTE (CONTINUED)**

- DOCUMENT ENTITLED: MEMORANDUM OF LEASE LESSOR: THE AMARAL FAMILY, AN UNINCORPORATED ASSOCIATION, CONSISTING OF FRANK V. AMARAL, JULIA R. AMARAL TRUST AND LAURENCE V. AMARAL AND GLORIA A. AMARAL TRUST AND OCMC, INC., D/B/A ORANGE COUNTY MINING COMPANY, A CALIFORNIA CORPORATION LESSEE: COX COMMUNICATIONS PCS, L.P., A DELAWARE LIMITED PARTNERSHIP RECORDING DATE: DECEMBER 3, 1997 RECORDING NO: 97-622005 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. A MEMORANDUM OF AMENDMENT TO COMMUNICATIONS SITE LEASE AGREEMENT, EXECUTED BY AND BETWEEN LAURENCE V. AND GLORIA A. AMARAL FAMILY TRUST AND THE JULIA R. AMARAL TRUST - 1993 AND OCMC, INC., D/B/A ORANGE COUNTY MINING COMPANY, A CALIFORNIA CORPORATION, AS LESSOR AND SPRINT PCS ASSETS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SUCCESSOR IN INTEREST TO COX COMMUNICATIONS PCS, L.P., A DELAWARE LIMITED PARTNERSHIP, AS LESSEE, RECORDED JULY 6, 2006, AS INSTRUMENT NO. 2006-452425 OF OFFICIAL RECORDS. ASSIGNMENT OF THE LESSOR'S INTEREST UNDER SAID LEASE, ASSIGNOR: THE AMARAL FAMILY, AN UNINCORPORATED ASSOCIATION CONSISTING OF FRANK V. AMARAL, JULIA R. AMARAL TRUST AND LAURENCE V. AMARAL AND GLORIA A. AMARAL TRUST, ALONG WITH OCMC, INC., DBA ORANGE COUNTY MINING COMPANY ASSIGNEE: COX COMMUNICATIONS PCS L.P., AND SUBSEQUENTLY AS SPRINT PCS ASSETS, LLC RECORDING DATE: SEPTEMBER 17, 2021 RECORDING NO: 2021-580935 OF OFFICIAL RECORDS (AS SHOWN ON SURVEY)
13. THE FACT THAT ALL BUILDINGS, IMPROVEMENTS, FIXTURES AND EQUIPMENT ON SAID PARCEL A, SHOWN IN SCHEDULE A HEREIN WERE QUITCLAIMED TO CRONUS CORP., A CALIFORNIA CORPORATION, BY QUITCLAIM DEED, RECORDED NOVEMBER 27, 1974, IN BOOK 11296, PAGE 321 OF OFFICIAL RECORDS. (NOT A SURVEY MATTER - NOT SHOWN)
  14. THE RESERVATION OF ALL BUILDINGS AND PERSONAL PROPERTY LOCATED ON THE ENTIRETY OF SAID LAND BY FRANK V. AMARAL, A MARRIED MAN, IN GRANT DEED RECORDED MARCH 8, 1976, IN BOOK 11667, PAGE 233 AND IN GRANT DEED RECORDED MARCH 8, 1976, IN BOOK 11667, PAGE 235, BOTH OF OFFICIAL RECORDS AND BY FRANK VIERA AMARAL AND GERTRUDE LAVONNE AMARAL, CO TRUSTEES, UNDER DECLARATION OF TRUST DATED JULY 1988, F/B/O THE AMARAL FAMILY TRUST, IN GRANT DEED RECORDED SEPTEMBER 9, 1999, AS INSTRUMENT NO. 99-651738 AND IN GRANT DEED RECORDED SEPTEMBER 16, 1999, AS INSTRUMENT NO. 99-666256, BOTH OF OFFICIAL RECORDS. (NOT A SURVEY MATTER - NOT SHOWN)
  15. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AMOUNT: \$4,750,000.00 DATED: SEPTEMBER 9, 2021 TRUSTOR/GRANTOR OCMC LLC, A CALIFORNIA LIMITED LIABILITY COMPANY TRUSTEE: EAST WEST INVESTMENT INC., A CALIFORNIA CORPORATION BENEFICIARY: EAST WEST BANK LOAN NO.: 76962550 DATE: SEPTEMBER 17, 2021 RECORDING NO: 2021-580933 OF OFFICIAL RECORDS AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND. (NOT A SURVEY MATTER - NOT SHOWN)
  16. AN ASSIGNMENT OF ALL THE MONEYS DUE, OR TO BECOME DUE AS RENTAL, AS ADDITIONAL SECURITY FOR THE OBLIGATIONS SECURED BY DEED OF TRUST SHOWN AS ITEM NO. 15 ASSIGNED TO: EAST WEST BANK RECORDING DATE: SEPTEMBER 17, 2021 RECORDING NO: 2021-580934 OF OFFICIAL RECORDS AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND. (NOT A SURVEY MATTER - NOT SHOWN)
  17. A LIEN FOR UNSECURED PROPERTY TAXES FILED BY THE TAX COLLECTOR OF THE COUNTY SHOWN, FOR THE AMOUNT SET FORTH, AND ANY OTHER AMOUNTS DUE. COUNTY: ORANGE FISCAL YEAR: 2019-2020 TAXPAYER: OCMC, INC. AMOUNT: \$1,348.72 RECORDING DATE: NOVEMBER 19, 2019 RECORDING NO: 2019-463083 OF OFFICIAL RECORDS (NOT A SURVEY MATTER - NOT SHOWN)
  18. A LIEN FOR UNSECURED PROPERTY TAXES FILED BY THE TAX COLLECTOR OF THE COUNTY SHOWN, FOR THE AMOUNT SET FORTH, AND ANY OTHER AMOUNTS DUE. COUNTY: ORANGE FISCAL YEAR: 2020-2021 TAXPAYER: OCMC, INC. AMOUNT: \$1,051.11 RECORDING DATE: JUNE 4, 2021 RECORDING NO: 2021-364710 OF OFFICIAL RECORDS (NOT A SURVEY MATTER - NOT SHOWN)
  19. A LIEN FOR UNSECURED PROPERTY TAXES FILED BY THE TAX COLLECTOR OF THE COUNTY SHOWN, FOR THE AMOUNT SET FORTH, AND ANY OTHER AMOUNTS DUE. COUNTY: ORANGE FISCAL YEAR: 2021-2022 TAXPAYER: OCMC, INC. AMOUNT: \$1,050.11 RECORDING DATE: NOVEMBER 9, 2021 RECORDING NO: 2021-678863 OF OFFICIAL RECORDS (NOT A SURVEY MATTER - NOT SHOWN)
  20. 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)



1452 EDINGER AVENUE  
3RD FLOOR  
TUSTIN, CA 92780



ambit consulting

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



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

| REV | DATE     | DESCRIPTION      |
|-----|----------|------------------|
| A   | 06/11/22 | PRELIMINARY (RR) |



PATRICK B. DONOHUE  
P.L.S. No. 9332

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.

CLL01599

10000 S CRAWFORD CANYON ROAD  
SANTA ANA, CA, 92705

SHEET TITLE  
SITE SURVEY

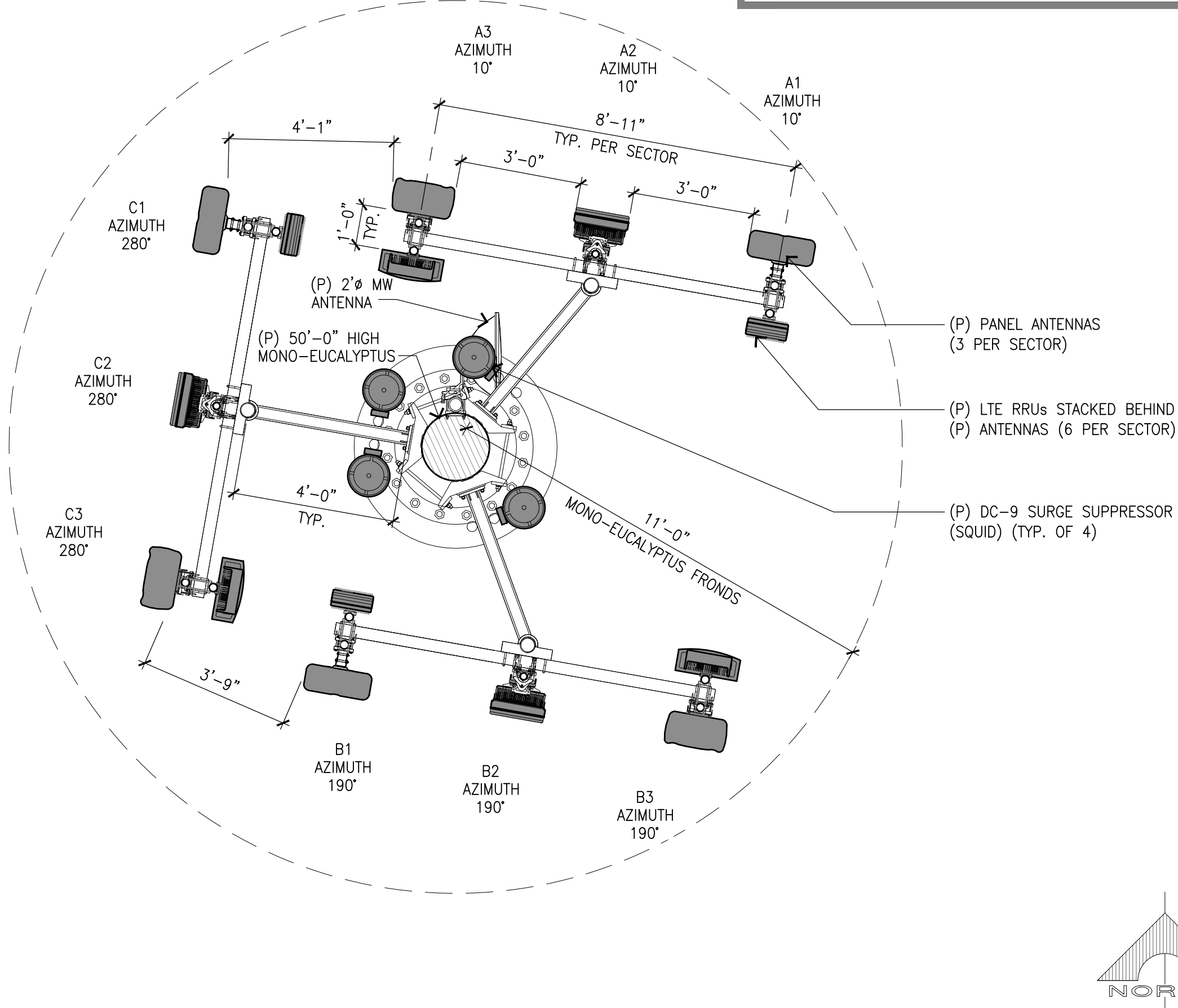
SHEET NUMBER  
LS-2







NOTES:  
 - PRELIMINARY TREE MATERIALS ARE: STEEL, PVC, FIBERGLASS, RADIO FREQUENCY FRIENDLY FOAM AND PAINTS.  
 - ALL FINAL COATS/FINISHES ARE NON-REFLECTIVE COLORS/TONES



ANTENNA PLAN

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

| PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS |                     |                |                          |                 |            |                                    |                   |          |
|--|---------------------|----------------|--------------------------|-----------------|------------|------------------------------------|-------------------|----------|
| 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            | COMMSCOPE NNH4-65C-R6-V3 | 8'              | 10'        | 41'-0"                             | <12'              | +/- 160' |
|  | A2                  | LTE            | ERICSSON AIR6449 N77D    | 2'-7"           | 10'        | 43'-8"                             | <12'              | +/- 160' |
|  | A3                  | LTE            | QUINTEL QD8612-7         | 8'              | 10'        | 41'-0"                             | <12'              | +/- 160' |
| BETA SECTOR  | B1                  | LTE            | COMMSCOPE NNH4-65C-R6-V3 | 8'              | 190'       | 41'-0"                             | <12'              | +/- 160' |
|  | B2                  | LTE            | ERICSSON AIR6449 N77D    | 2'-7"           | 190'       | 43'-8"                             | <12'              | +/- 160' |
|  | B3                  | LTE            | QUINTEL QD8612-7         | 8'              | 190'       | 41'-0"                             | <12'              | +/- 160' |
| GAMMA SECTOR   | C1                  | LTE            | QUINTEL QD8612-7         | 8'              | 280'       | 41'-0"                             | <12'              | +/- 160' |
|  | B2                  | LTE            | ERICSSON AIR6449 N77D    | 2'-7"           | 280'       | 43'-8"                             | <12'              | +/- 160' |
|  | B3                  | LTE            | QUINTEL QD8612-7         | 8'              | 280'       | 41'-0"                             | <12'              | +/- 160' |

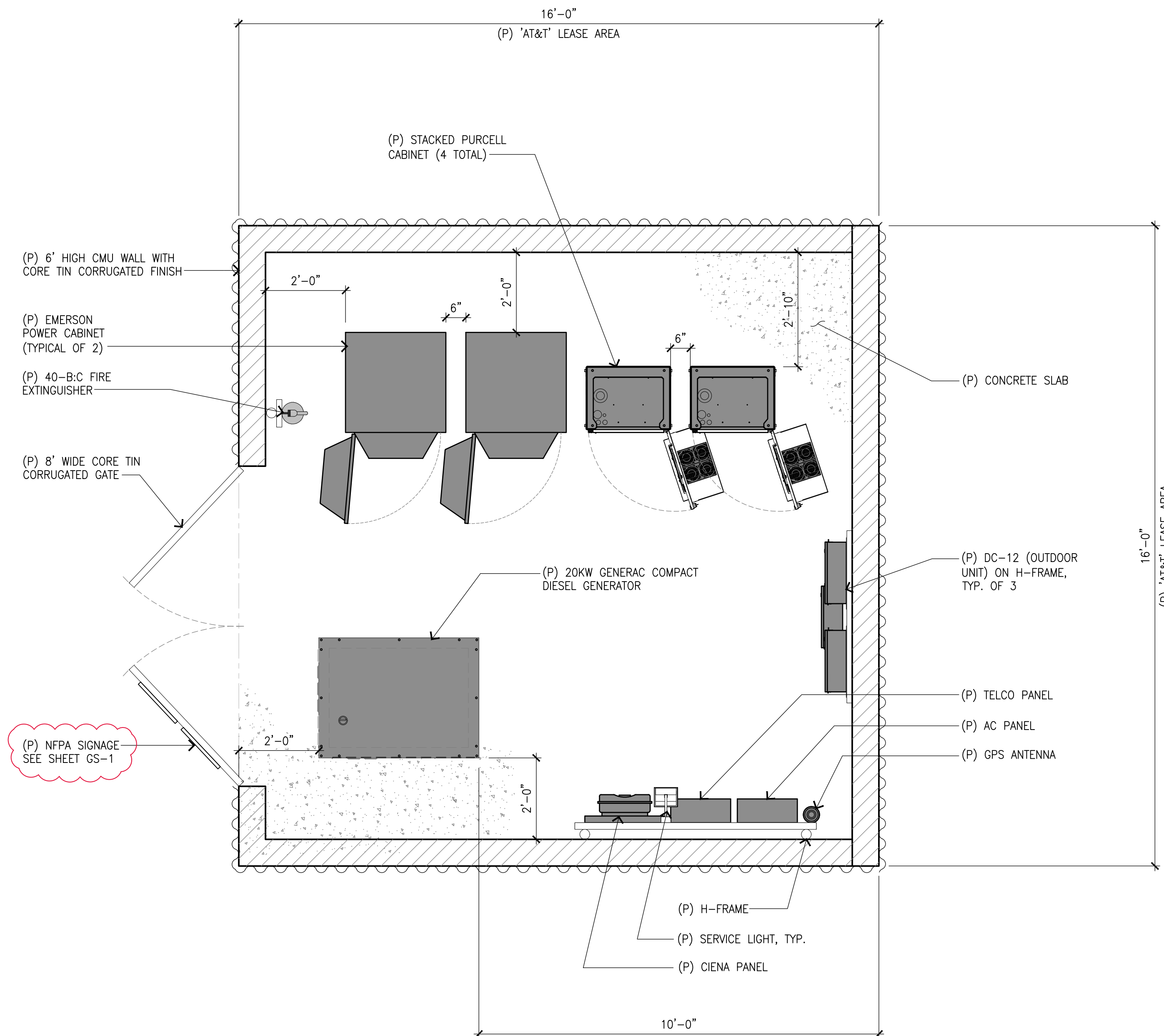
| REMOTE RADIO UNITS (RRU'S) |                |           |                                      |                    |       |       |    |
|----------------------------|----------------|-----------|--------------------------------------|--------------------|-------|-------|----|
| SECTOR                     | RRU UP OR DOWN | RRU COUNT | RRU LOCATION (DISTANCE FROM ANTENNA) | MINIMUM CLEARANCES |       |       |    |
|                            |                |           |                                      | ABOVE              | BELOW | SIDES |    |
| ALPHA SECTOR               | A1             | UP        | <12'                                 | 18"                | 8"    | 8"    |    |
|                            | A2             | UP        | <12'                                 | 18"                | 8"    | 8"    |    |
|                            | A3             | UP        | 3                                    | <12'               | 18"   | 8"    | 8" |
| BETA SECTOR                | B1             | UP        | <12'                                 | 18"                | 8"    | 8"    |    |
|                            | B2             | UP        | 3                                    | <12'               | 18"   | 8"    | 8" |
|                            | B3             | UP        | -                                    | <12'               | 18"   | 8"    | 8" |
| GAMMA SECTOR               | C1             | UP        | 3                                    | <12'               | 18"   | 8"    | 8" |
|                            | C2             | UP        | -                                    | <12'               | 18"   | 8"    | 8" |
|                            | C3             | UP        | 3                                    | <12'               | 18"   | 8"    | 8" |

ANTENNA AND RRU SCHEDULE (PENDING RFDS)

3

LEASE AREA PLAN

LEASE AREA SQUARE FOOTAGE  
 EQUIPMENT AREA: 256 SQ. FT.  
 ANTENNA AREA: 380 SQ. FT.  
 TOTAL: 636 SQ. FT.



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



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.



1997 ANNAPOLIS EXCHANGE PKWY, SUITE 200  
 ANNAPOLIS, MD 21401  
 TEL: (949) 387-1265  
 FAX: (949) 387-1275



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

| REV | DATE     | DESCRIPTION                    |
|-----|----------|--------------------------------|
| 5   | 07/14/23 | REVISED PER O.C. FIRE COMMENTS |
| 4   | 06/12/23 | REVISED PER O.C. FIRE COMMENTS |
| 3   | 04/20/23 | REVISED PER PLANNING COMMENTS  |
| 2   | 11/23/22 | REVISED PER PLANNING COMMENTS  |
| 1   | 09/08/22 | REVISED PER CLIENT COMMENTS    |
| 0   | 08/31/22 | 100% ZONING DRAWINGS           |
| A   | 06/16/22 | 90% ZONING DRAWINGS            |

NOT TO BE USED FOR CONSTRUCTION

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CLL01599  
 OC MINING  
 10000 S. CRAWFORD CANYON RD,  
 SANTA ANA, CA 92705  
 MONO-EUCALYPTUS (OUTDOOR)

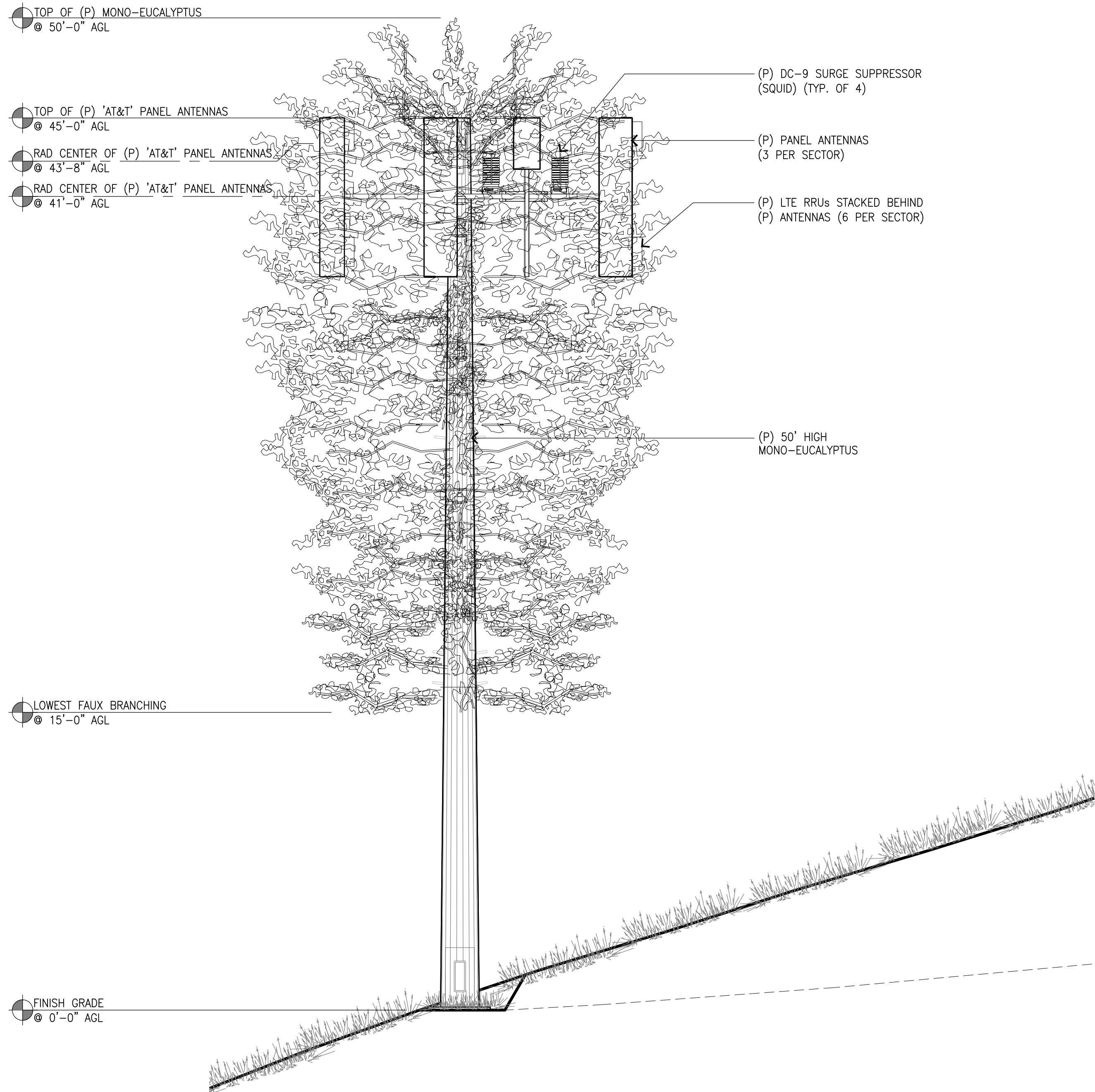
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 CHECKED BY: JS

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

SHEET NUMBER:  
**A-2**



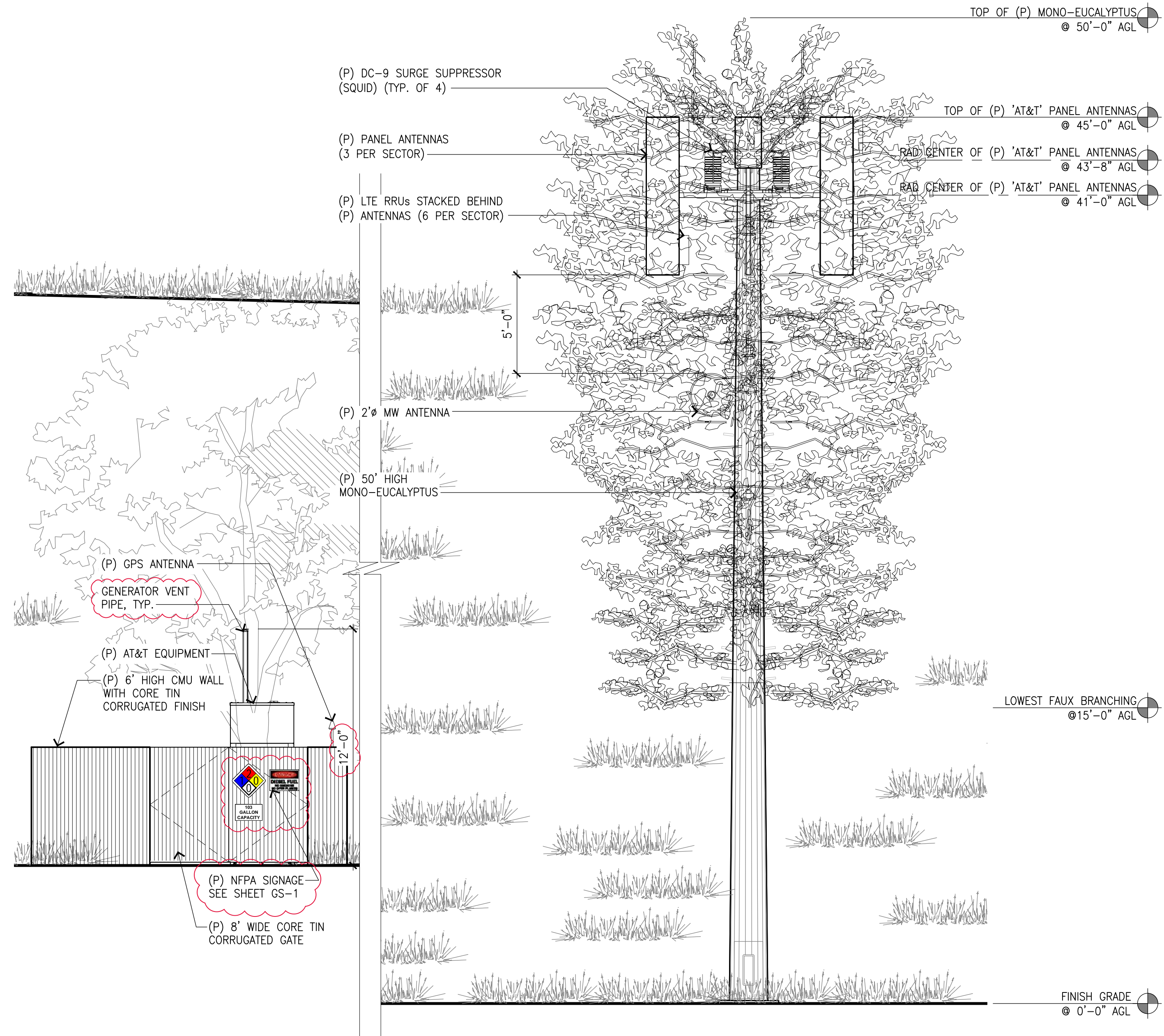
NOTES:  
 · PRELIMINARY TREE MATERIALS ARE: STEEL, PVC, FIBERGLASS,  
 RADIO FREQUENCY FRIENDLY FOAM AND PAINTS.  
 · ALL FINAL COATS/FINISHES ARE NON-REFLECTIVE COLORS/TONES



SOUTH ELEVATION

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

NOTES:  
 · PRELIMINARY TREE MATERIALS ARE: STEEL, PVC, FIBERGLASS,  
 RADIO FREQUENCY FRIENDLY FOAM AND PAINTS.  
 · ALL FINAL COATS/FINISHES ARE NON-REFLECTIVE COLORS/TONES



WEST ELEVATION

SCALE:  
 1/4"=1'-0" 1



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 ANNAPOLIS, MD 21401  
 TEL: (849) 387-1265  
 FAX: (849) 387-1275



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

| REV | DATE     | DESCRIPTION                    |
|-----|----------|--------------------------------|
| 5   | 07/14/23 | REVISED PER O.C. FIRE COMMENTS |
| 4   | 06/12/23 | REVISED PER O.C. FIRE COMMENTS |
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| 1   | 09/08/22 | REVISED PER CLIENT COMMENTS    |
| 0   | 08/31/22 | 100% ZONING DRAWINGS           |
| A   | 06/16/22 | 90% ZONING DRAWINGS            |

**NOT TO BE USED FOR CONSTRUCTION**

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CLL01599  
 OC MINING  
 10000 S. CRAWFORD CANYON RD,  
 SANTA ANA, CA 92705  
 MONO-EUCALYPTUS (OUTDOOR)

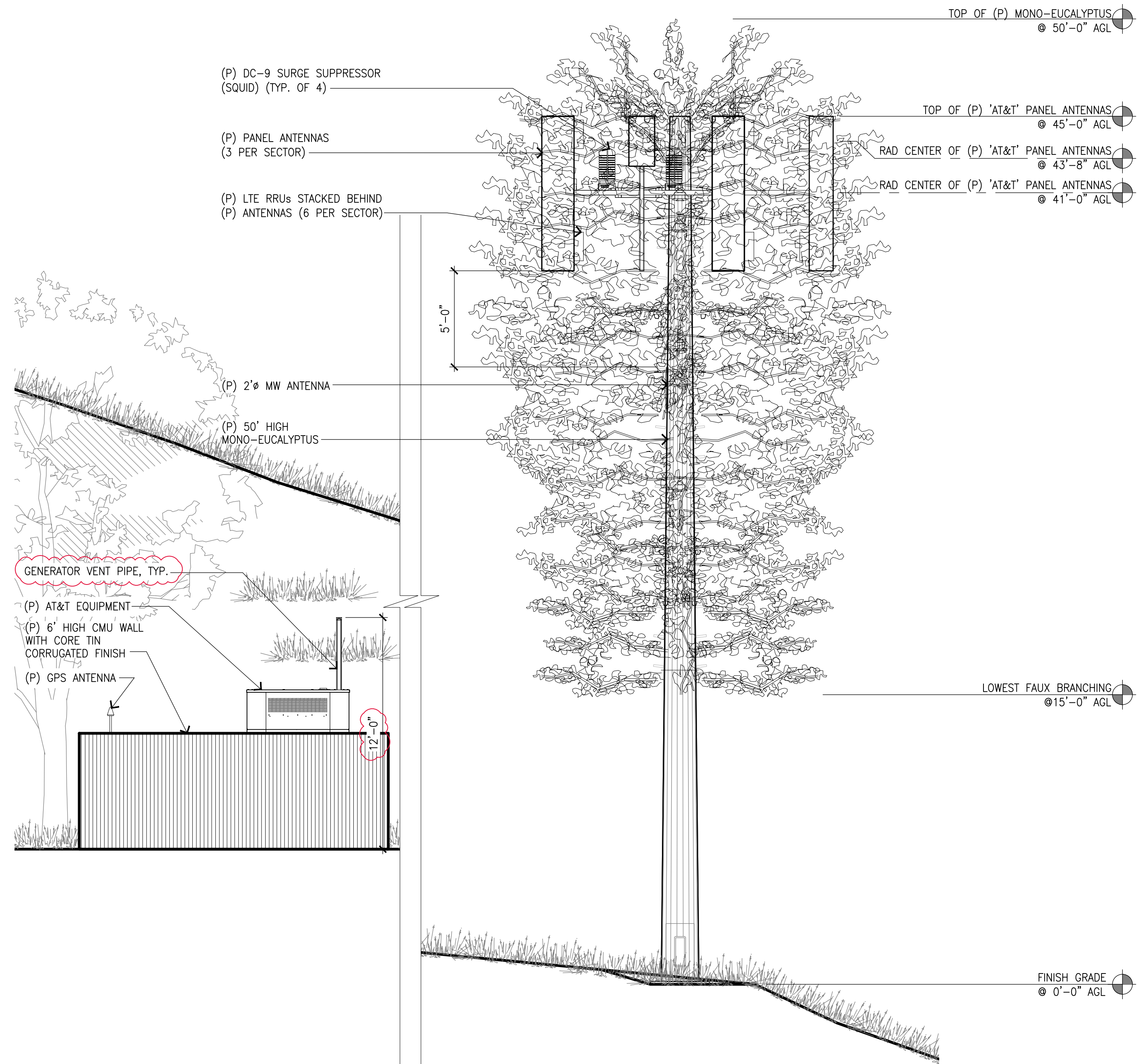
DRAWN BY: EMS  
 CHECKED BY: JS

SHEET TITLE:  
 ELEVATIONS

SHEET NUMBER:  
**A-3**



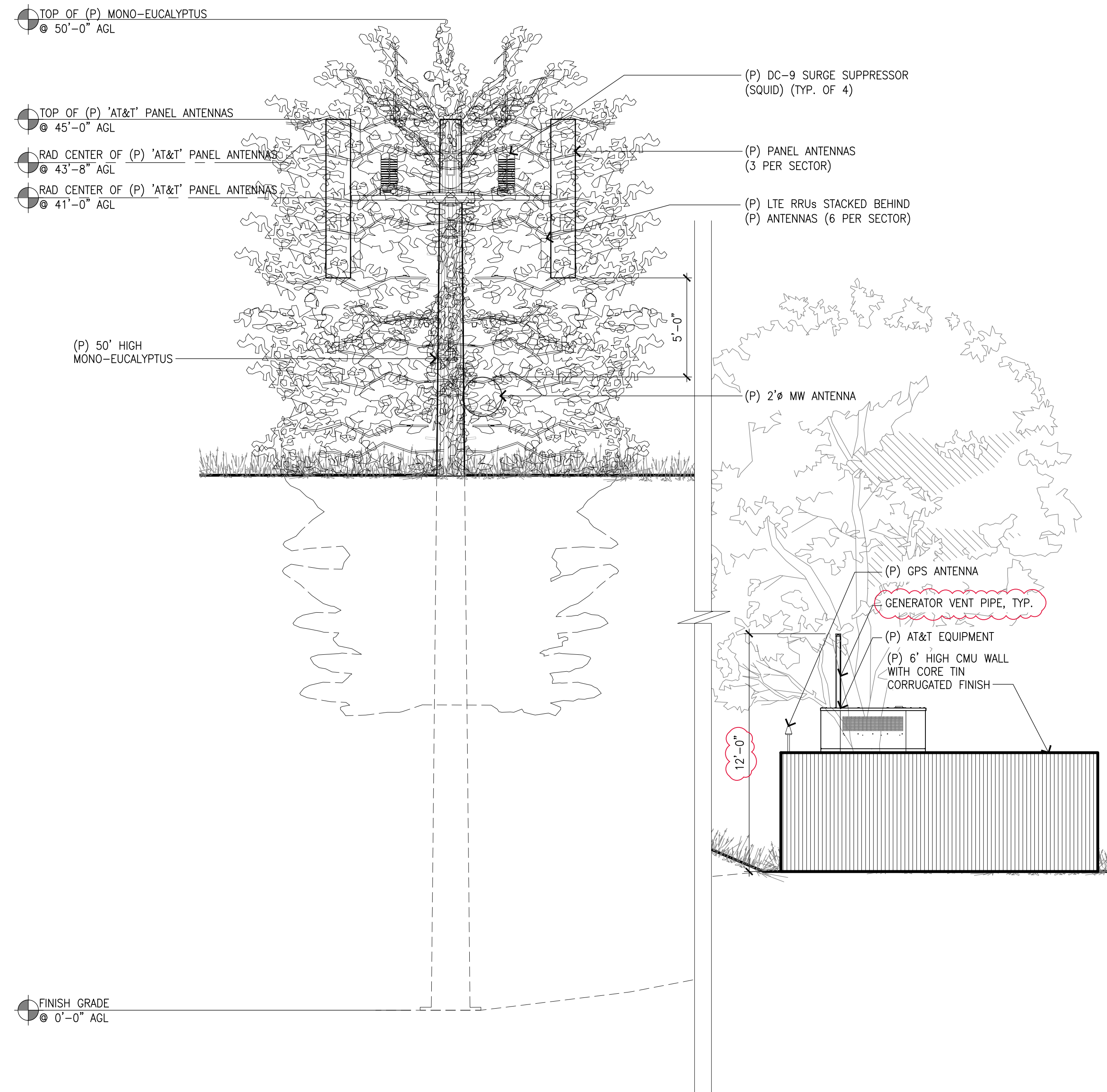
NOTES:  
 · PRELIMINARY TREE MATERIALS ARE: STEEL, PVC, FIBERGLASS,  
 RADIO FREQUENCY FRIENDLY FOAM AND PAINTS.  
 · ALL FINAL COATS/FINISHES ARE NON-REFLECTIVE COLORS/TONES



NORTH ELEVATION

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

NOTES:  
 · PRELIMINARY TREE MATERIALS ARE: STEEL, PVC, FIBERGLASS,  
 RADIO FREQUENCY FRIENDLY FOAM AND PAINTS.  
 · ALL FINAL COATS/FINISHES ARE NON-REFLECTIVE COLORS/TONES



EAST ELEVATION

SCALE:  
 1/4"=1'-0" 1



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| REV | DATE     | DESCRIPTION                    |
|-----|----------|--------------------------------|
| 5   | 07/14/23 | REVISED PER O.C. FIRE COMMENTS |
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| 0   | 08/31/22 | 100% ZONING DRAWINGS           |
| A   | 06/16/22 | 90% ZONING DRAWINGS            |

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 MONO-EUCALYPTUS (OUTDOOR)

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 CHECKED BY: JS

SHEET TITLE:  
 ELEVATIONS

SHEET NUMBER:  
**A-4**



**SDC020 | 2.2L | 20 kW**  
INDUSTRIAL DIESEL GENERATOR SET  
EPA Certified Stationary Emergency



Standby Power Rating  
20 kW, 25 KVA, 60 Hz

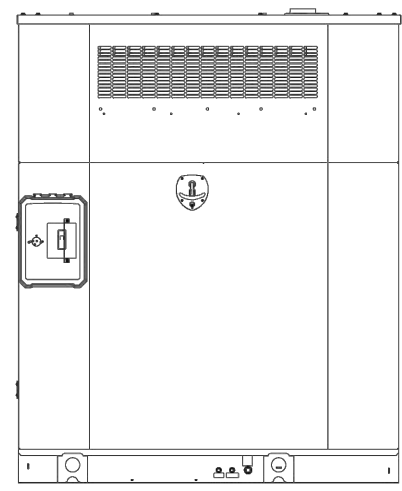


Image used for illustration purposes only



\*EPA Certified Prime ratings are not available in the US or its Territories

**Codes and Standards**

Not all codes and standards apply to all configurations. Contact factory for details.

- UL2200, UL6200, UL 1236, UL489, UL142
- CSA C22.2, ULC S601
- BS5514 and DIN 6271
- SAE J1349
- 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 60 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 generates 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.

**SDC020 | 2.2L | 20 kW**  
INDUSTRIAL DIESEL GENERATOR SET  
EPA Certified Stationary Emergency



**STANDARD FEATURES**

- ENGINE SYSTEM**
  - Oil Drain Extension
  - Air Cleaner
  - Stainless Steel Flexible Exhaust Connection
  - Factory Filled Oil and Coolant
  - Engine Coolant Heater
- FUEL SYSTEM**
  - Fuel Lockoff Solenoid
  - Primary Fuel Filter
- COOLING SYSTEM**
  - Closed Coolant Recovery System
  - UV/Ozone Resistant Hoses
  - Factory-Installed Radiator
  - Radiator Drain Extension
  - 50/50 Ethylene Glycol Antifreeze
- ELECTRICAL SYSTEM**
  - Battery Charging Alternator
  - Battery Cables
  - Battery Tray
  - Rubber-Booted Engine Electrical Connections
  - Solenoid Activated Starter Motor
- ALTERNATOR SYSTEM**
  - UL2200 GENprotect™
  - Class H Insulation Material
  - 2/3 Pitch
  - Skewed Stator
  - Permanent Magnet Excitation
  - Sealed Bearing
  - Rotor Dynamically Spin Balanced
  - Amorifuser Winding (3-Phase Only)
  - Full Load Capacity Alternator
  - Protective Thermal Switch
- GENERATOR SET**
  - Internal Gasket Vibration Isolation
  - Separation of Circuits - High/Low Voltage
  - Wrapped Exhaust Piping
  - Standard Factory Testing
  - 2 Year Limited Warranty (Standby Rated Units)
  - 1 Year Limited Warranty (Prime Rated Units)
  - Skewer Mounted in the Discharge Hood
- ENCLOSURE**
  - Rust-Proof Fasteners with Nylon Washers to Protect Finish
  - High Performance Sound-Absorbing Material
  - Gasketed Doors
  - Aluminum Enclosure
  - Level 2 Sound Attenuated
  - Twist-Lock Handle
  - RhinoCoat™ - Textured Polyester Powder Coat Paint
- FUEL TANKS (If Selected)**
  - UL 142/ULC S601
  - Double Wall
  - Normal and Emergency Vents
  - Factory Pressure Tested
  - Rupture Basin Alarm
  - Fuel Level
  - Check Valve In Supply and Return Lines
  - RhinoCoat™ - Textured Polyester Powder Coat Paint
  - Stainless Steel Hardware

**CONTROL SYSTEM**



Power Zone® 410 Controller

- Features**
  - Programmable Auto Crank
  - Selectable Low Speed Exercise
  - RS-232 c
  - RS-485 x2
  - 3-Phase Sensing Digital Voltage Regulator
  - Time
  - Date
  - On/Off/Manual Switch
  - Not in Auto Flashing Light
  - Emergency Stop
  - Modbus® RTU

- Remote Ports
- CAHous
- Full Range Standby Operation
- 3-Phase AC Volts
- 3-Phase Amps
- kW
- Power Factor
- Ruptured Tank Detection
- Auxiliary Shutdown Switch
- Remote Communications
- Compatible with NFPA 110, Level 1 or 2 (When Optional Modules Selected)
- Line Power-On Power
- IFT Function for Full Generator Protection

- Full System Status Display
- Multi-Equal 128x64 Graphical Display with Heater
- Easy Status View LED Screen
- Fuel System Status
- Run Hours
- Service Reminders
- Fault History (Alarm Log)
- Oil Pressure
- Oil Temperature (Optional/When Equipped)
- Oil Level (Optional/When Equipped)
- Output for Fuel Level High/Low Warning
- Water Temperature
- Water Level
- Fuel Pressure/Level
- Engine Speed
- Battery Voltage
- Alternator Frequency

- Alarms and Warnings**
  - Common Alarm Output

SPEC SHEET 1 of 8

SPEC SHEET 2 of 8

**SDC020 | 2.2L | 20 kW**  
INDUSTRIAL DIESEL GENERATOR SET  
EPA Certified Stationary Emergency



**APPLICATION AND ENGINEERING DATA**

**ENGINE SPECIFICATIONS**

| General                             |                         | Cooling System             |                              |
|-------------------------------------|-------------------------|----------------------------|------------------------------|
| Make                                | Perkins                 | Cooling System Type        | Pressurized Closed           |
| EPA Emissions Compliance            | Stationary Emergency    | Water Pump Type            | Pre-Lubed, Self Sealing      |
| EPA Emissions Reference             | See Emission Data Sheet | Fan Type                   | Pulse                        |
| Cylinder #                          | 4                       | Fan Speed - RPM            | 3,000                        |
| Type                                | In-Line                 | Fan Diameter - in (mm)     | 11 (279)                     |
| Displacement - in <sup>3</sup> (L)  | 135 (2.22)              | Fuel System                |                              |
| Bore - in (mm)                      | 3.3 (84)                | Fuel Type                  | Ultra Low Sulfur Diesel Fuel |
| Stroke - in (mm)                    | 3.9 (100)               | Fuel Specifications        | ASTM                         |
| Compression Ratio                   | 22.3:1                  | Fuel Filtering (Microns)   | 5                            |
| Intake Air Method                   | Naturally Aspirated     | Fuel Inject Pump           | Distribution Injection Pump  |
| Cylinder Head                       | Cast Iron               | Fuel Pump Type             | Cassette                     |
| Piston Type                         | Aluminum                | Injector Type              | Indirect, Pintle Nozzle      |
| Crankshaft Type                     | Forged Steel            | Fuel Supply Line - in (mm) | 0.31 (7.94) ID               |
| Engine Governing                    |                         | Fuel Return Line - in (mm) | 0.31 (7.94) ID               |
| Governor                            | Electronic Isochronous  | Engine Electrical System   |                              |
| Frequency Regulation (Steady State) | ±0.5%                   | System Voltage             | 12 VDC                       |
| Lubrication System                  |                         | Battery Charger Alternator | Standard                     |
| Oil Pump Type                       | Gear                    | Battery Size               | See Battery Index 0161970SSY |
| Oil Filter Type                     | Full-Flow Cartridge     | Battery Voltage            | 12 VDC                       |
| Crankcase Capacity - qt (L)         | 11.2 (10.6)             | Ground Polarity            | Negative                     |

**ALTERNATOR SPECIFICATIONS**

| Standard Model                      | Standard Excitation                | Permanent Magnet Excitation |
|-------------------------------------|------------------------------------|-----------------------------|
| K0035124Y26                         | Bearings                           | Single Sealed               |
| Poles                               | Cooling                            | Direct via Flexible Disc    |
| Field Type                          | Load Capacity - Standby            | 100%                        |
| Insulation Class - Rotor            | Prototype Short Circuit Test       | Yes                         |
| Insulation Class - Stator           | Voltage Regulator Type             | Digital                     |
| Total Harmonic Distortion           | Number of Stated Phases            | All                         |
| Telephone Interference Factor (TIF) | Regulation Accuracy (Steady State) | ±0.25%                      |

SPEC SHEET 3 of 8

**SDC020 | 2.2L | 20 kW**  
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**OPERATING DATA**

**POWER RATINGS**

| Standby                         |               |          |  |
|---------------------------------|---------------|----------|--|
| Single-Phase 120/240 VAC @1.0pf | 20 kW, 20 kVA | Amps: 63 |  |
| Three-Phase 120/208 VAC @0.8pf  | 20 kW, 25 kVA | Amps: 70 |  |
| Single-Phase 120/240 VAC @0.8pf | 20 kW, 25 kVA | Amps: 60 |  |
| Three-Phase 277/480 VAC @0.8pf  | 20 kW, 25 kVA | Amps: 30 |  |

| MOTOR STARTING CAPABILITIES (sKVA) |     |                |     |
|------------------------------------|-----|----------------|-----|
| 120/240 VAC 10                     | 30% | 277/480 VAC 30 | 30% |
| 208/240 VAC 30                     | 30% | 208/240 VAC 30 | 30% |
| A003504AN26                        | 50  | K0035124Y26    | 68  |
|                                    |     | K0035124Y26    | 50  |

| FUEL CONSUMPTION RATES*                                       |              |                    |         |
|---|--------------|--------------------|---------|
| Fuel Pump Lift- ft (m)  | Percent Load | Diesel - gph (Lph) | Standby |
| 3 (1)   | 25%          | 0.8 (2.1)          |         |
|   | 50%          | 0.9 (3.5)          |         |
|   | 75%          | 1.3 (4.8)          |         |
| <b>Total Fuel Pump Flow (Combustion + Return) - gph (Lph)</b> |              |                    |         |
| 16.6 (63)   | 100%         | 1.8 (6.2)          |         |

\* Fuel supply installation must accommodate fuel consumption rates at 100% load.

**COOLING**

| Standby   |                           |                             |
|---|---------------------------|-----------------------------|
| Air Flow (Fan Air Flow Across Radiator) - Compact     | cfm (m <sup>3</sup> /min) | 1,853 (48.6)                |
| Coolant Flow  | gpm (Lpm)                 | 15.5 (58.7)                 |
| Coolant System Capacity                               | gal (L)                   | 4.2 (16.0)                  |
| Heat Rejection to Coolant                             | BTU/hr (kW)               | 76,090 (22.3)               |
| Inlet Air   | cfm (m <sup>3</sup> /min) | 1,714 (48.5)                |
| Maximum Operating Ambient Temperature                 | °F (°C)                   | 120 (50)                    |
| Maximum Operating Ambient Temperature (Before Derate) | °F (°C)                   | See Bulletin No. 01992820S0 |
| Maximum Additional Radiator Backpressure              | in H <sub>2</sub> O (kPa) | 0.5 (0.12)                  |

**COMBUSTION AIR REQUIREMENTS**

| Standby   |            |
|---|------------|
| Flow at Rated Power - cfm (m <sup>3</sup> /min) | 61.4 (1.7) |

**ENGINE**

| Standby                  |                | EXHAUST       |                                    |
|--------------------------|----------------|---------------|------------------------------------|
| Rated Engine Speed       | RPM            | 1,800         | 161.4 (4.5)                        |
| Horsepower at Rated kW** | hp             | 22.5          | Maximum Allowable Backpressure     |
|                          |                |               | 40.9 (138.5)                       |
| Piston Speed             | ft/min (m/min) | 1,182 (360)   | Exhaust Temperature (Rated Output) |
|                          |                |               | °F (°C)                            |
| BMEP                     | psi (kPa)      | 105.6 (729.4) |                                    |

\*\* Refer to "Emissions Data Sheet" for maximum bHP for EPA and SCAQMD permitting purposes.

Derate - Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions. Please contact a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with ISO3046, BS5514, ISO8528, and DIN6271 standards. Standby - See Bulletin 0161970SS0 Prime - See Bulletin 0161970SS0

SPEC SHEET 4 of 8

**SDC020 | 2.2L | 20 kW**  
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**CONFIGURABLE OPTIONS**

- ENGINE SYSTEM**
  - Oil Heater
  - Fluid Containment Pan
  - Coolant Heater Isolation Ball Valves
- FUEL SYSTEM**
  - NPT Flexible Fuel Line
- ELECTRICAL SYSTEM**
  - 10A UL Listed Battery Charger
  - Battery Warmer
- ALTERNATOR SYSTEM**
  - Anti-Condensation Heater
  - Tropical Coating
- GENERATOR SET**
  - Extended Factory Testing
  - Pad Vibration Isolators
- CIRCUIT BREAKER OPTIONS**
  - Main Line Circuit Breaker
  - Shunt Trip and Auxiliary Contact
  - Electronic Trip Breakers
- ENCLOSURE**
  - Up to 190 MPH Wind Load Rating (Contact Factory for Availability)
  - AC/DC Enclosure Lighting Kit
  - Door Open Alarm Switch
- WARRANTY (Standby Genersets Only)**
  - 2 Year Extended Limited Warranty
  - 5 Year Limited Warranty
  - 5 Year Extended Limited Warranty
  - 7 Year Extended Limited Warranty
  - 10 Year Extended Limited Warranty
- CONTROL SYSTEM**
  - NFPA 110 Compliant 21-Light Remote Annunciator
  - Remote Relay Assembly (8 or 16)
  - Oil Temperature Indication and Alarm
  - Spare Inputs (x4) / Outputs (x4)
  - Battery Disconnect Switch
  - Remote E-Stop (Break Glass-Type, Surface Mount)
  - Remote E-Stop (Red Mushroom-Type, Flush Mount)
  - Ground Fault Annunciation
  - 120V GFCI and 240V Outlets
  - 10A Engine Run Relay
- FUEL TANKS (Size On Last Page)**
  - Overflow Protection Valve
  - Spill Box Return Hose
  - 2.5 Gallon Spill Box
  - Tank Risers
  - Fuel Level Switch and Alarm
  - 12" Vent System
  - Fire Rated Stainless Steel Fuel Hose

**ENGINEERED OPTIONS**

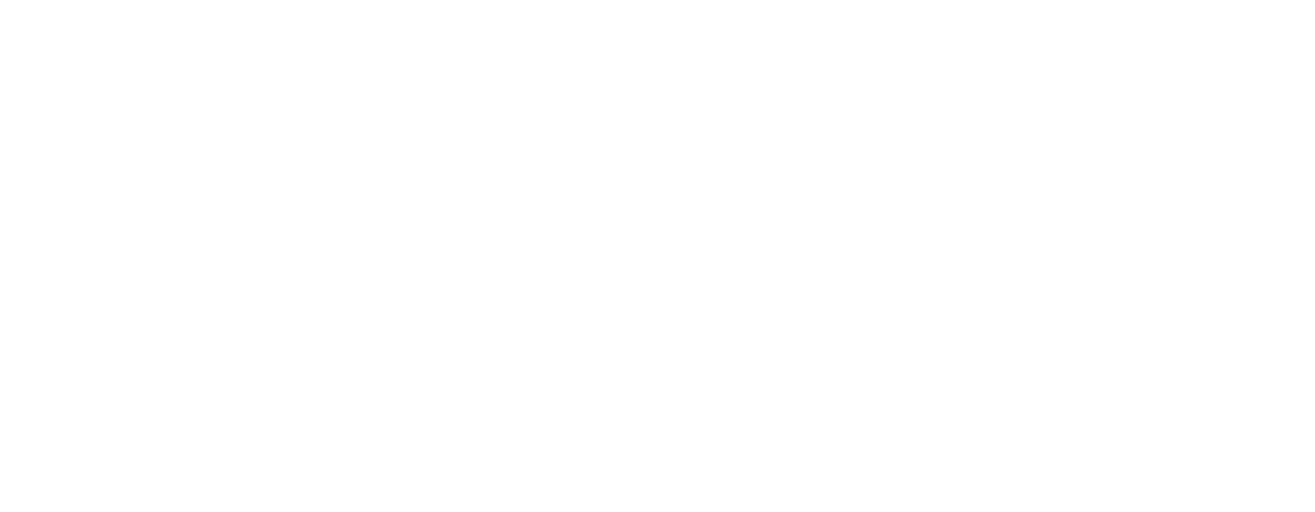
- GENERATOR SET**
  - Special Testing
- FUEL TANKS**
  - UL2085 Tank
  - Stainless Steel Tanks
  - Special Fuel Tanks

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**DIMENSIONS AND WEIGHTS\***

| COMPACT VARIANT  |                           |  |                   |
|------------------|---------------------------|--|-------------------|
| Run Time - Hours | Usable Capacity - Gal (L) | L x W x H - in (mm)                      | Weight - lbs (kg) |
| No Tank          | -                         | 56.0 (1,422) x 34.5 (876) x 66.9 (1,740) | 1,465 (654)       |
| 34.9             | 21 (79.5)                 | 56.0 (1,422) x 34.5 (876) x 99.1 (2,515) | 2,090 (948)       |
| 64.4             | 103 (390)                 | 56.0 (1,422) x 34.5 (876) x 99.1 (2,515) | 2,090 (948)       |



\* All measurements are approximate and for estimation purposes only. Specification characteristics may change without notice. Please contact a Generac Power Systems Industrial Dealer for detailed installation drawings. Generac Power Systems, Inc. | P.O. Box 8 | Waukesha, WI 53189 Part No. A0001332194 P. (262) 544-4811 ©2021 Generac Power Systems, Inc. All rights reserved. All specifications are subject to change without notice. Rev. A 04/21/2021

SPEC SHEET 5 of 8

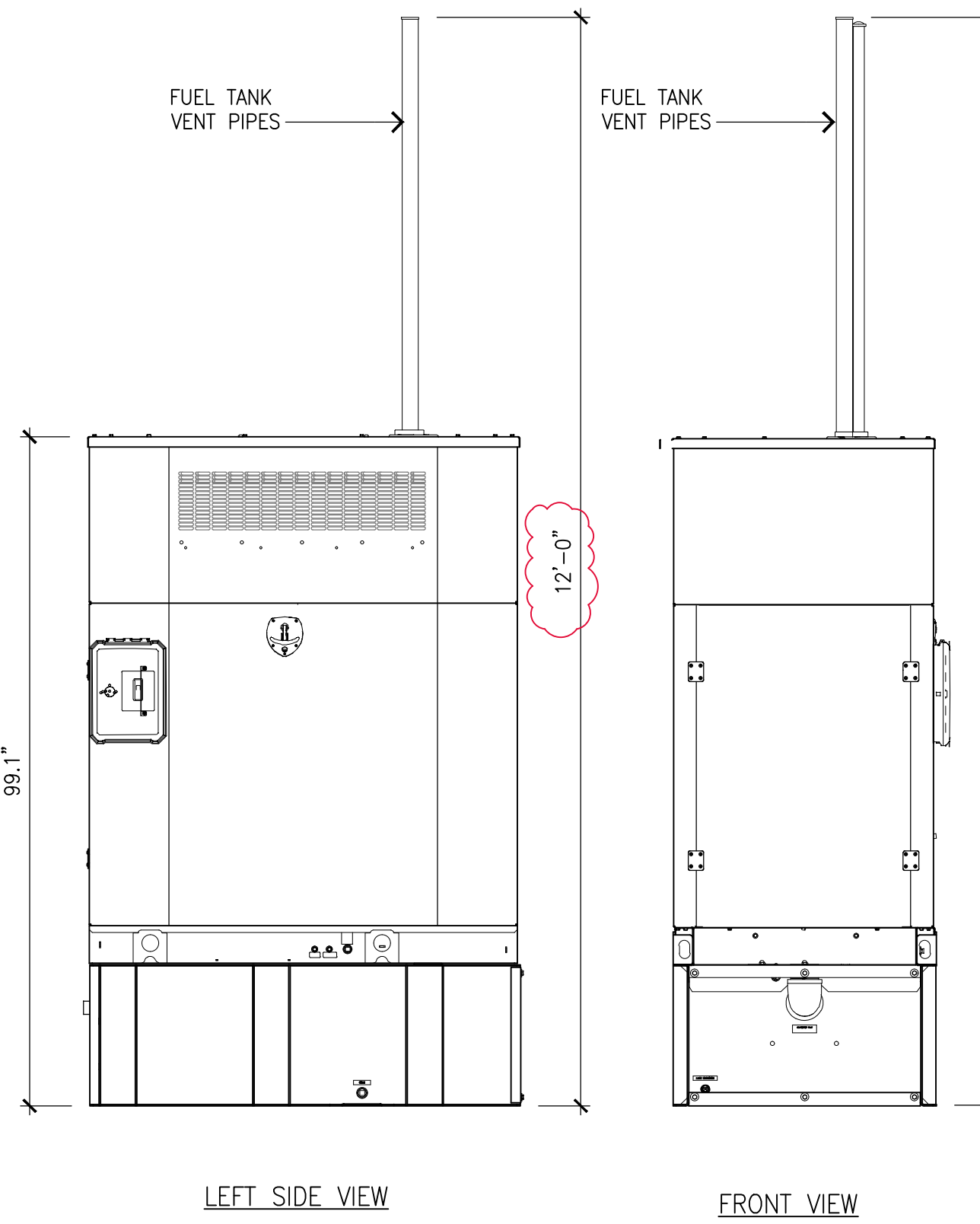
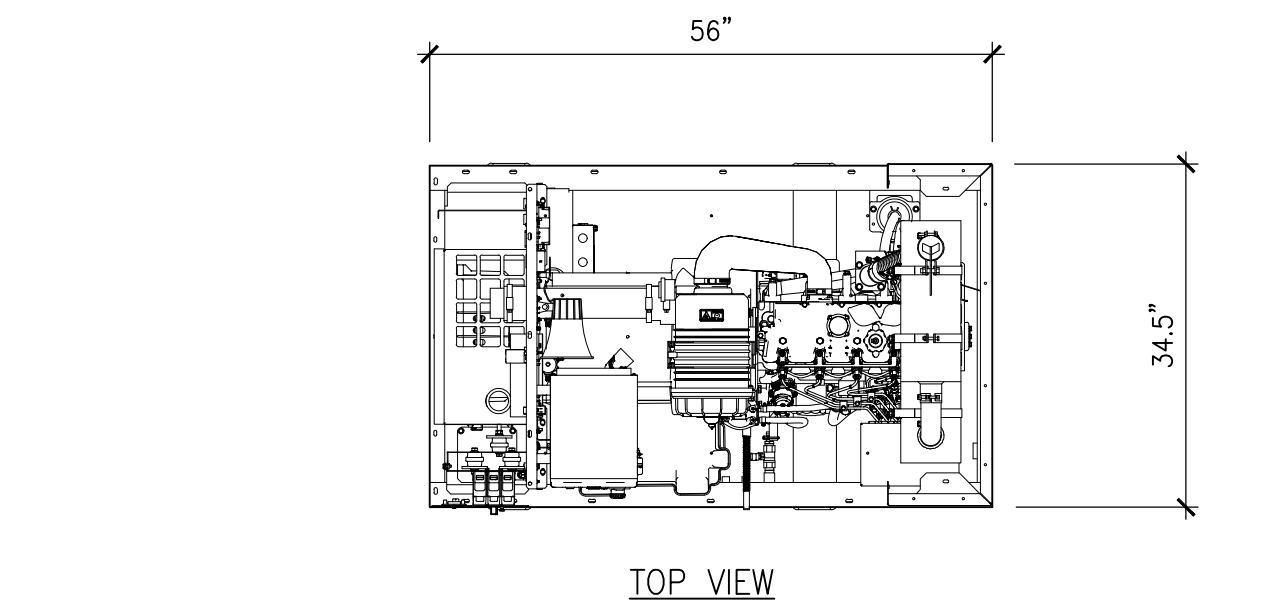
**GENERAL**

MANUFACTURER: GENERAC  
MODEL: SDC020 20 KW  
CYLINDER #: 4  
TYPE: IN-LINE  
DISPLACEMENT (L): 2.22 (135)  
COMPRESSION RATIO: 23.3:1  
BORE-MM (IN): 84 (3.3)  
STROKE-MM (IN): 100 (3.9)  
INTAKE AIR METHOD: NATURALLY ASPIRATED

**FUEL SYSTEM**

FUEL TYPE: ULTRA LOW SULFUR DIESEL FUEL  
FUEL SPECIFICATIONS: ASTM  
FUEL FILTERING: 5  
FUEL INJECT PUMP: DISTRIBUTION INJECTION PUMP  
INJECTOR TYPE: INDIRECT, PINTLE NOZZLE  
ENGINE TYPE: DIESEL  
FUEL SUPPLY LINE MM (IN): 7.94 (0.31)

| RUN TIME HOURS | USABLE CAPACITY GAL (L) | L x W x H           | WEIGHT            |
|----------------|-------------------------|---------------------|-------------------|
| 64.4           | 103 (390)               | 56" x 34.5" x 99.1" | 2090 lbs (948 kg) |



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CHECKED BY: JS

SHEET TITLE:  
EQUIPMENT SPECIFICATION

SHEET NUMBER:  
**A-5**



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