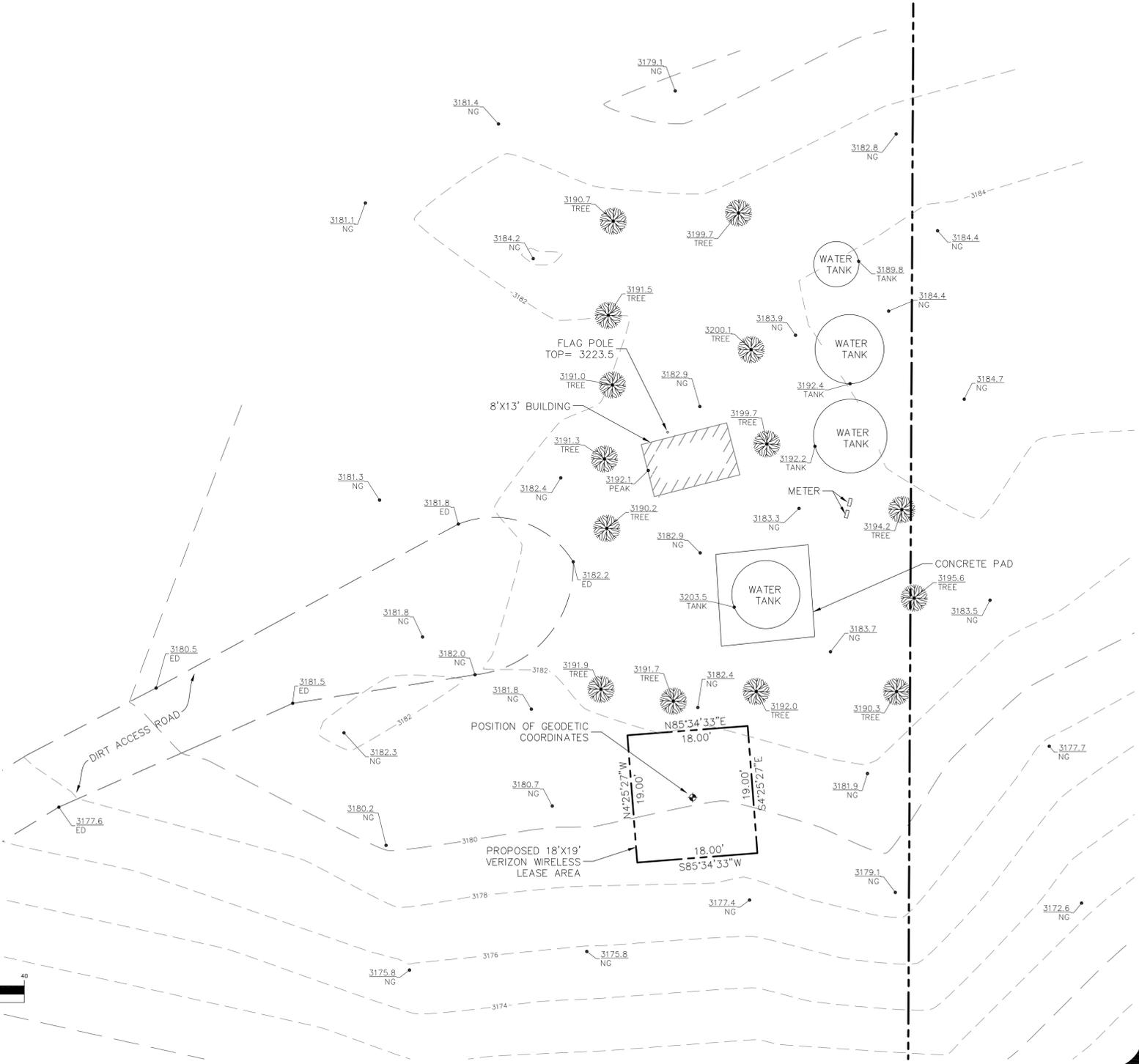


LEGEND

PEAK	TOP OF BUILDING		POWER POLE
ED	EDGE OF DIRT ROAD		POSITION OF GEODETIC COORDINATES
EP	EDGE OF PAVEMENT		SPOT ELEVATION
NG	NATURAL GRADE		SUBJECT PROPERTY LINE
	TREES		ADJACENT PROPERTY LINE
			LEASE AREA LIMITS
			MAJOR CONTOUR INTERVAL
			MINOR CONTOUR INTERVAL

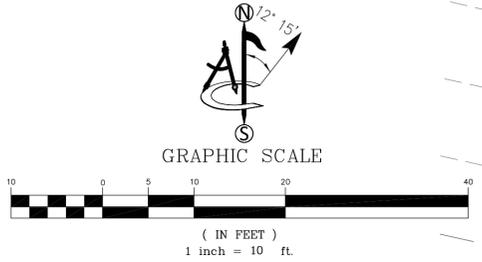


UTILITY NOTES
 SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT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

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

SURVEY DATE
 02/03/2016

BASIS OF BEARING
 BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FIVE, DETERMINED BY GPS OBSERVATIONS.



ISSUE STATUS

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A	02/08/16	PRELIMINARY	CK
B	04/01/16	FINAL	CK

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 IRVINE, CA 92618

Ambit
 CONSULTING
 428 MAIN STREET, SUITE 206
 HUNTINGTON BEACH, CA 92648 (480)659-4072

PENMAN
 7975 SIERRA HIGHWAY
 AQUA DULCE, CA 91390
 LOS ANGELES COUNTY

SHEET TITLE:
SITE SURVEY

C-1

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE SHOWN IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

LESSOR'S LEGAL DESCRIPTION

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

PARCEL ONE:
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.
EXCEPT FROM SAID LAND 35 PER CENT OF ALL MINERAL AND OIL RIGHTS FOR 20 YEARS FROM OCTOBER 18, 1954 AS RESERVED BY CLYDE C. HAASE, ET UX., IN DEED RECORDED NOVEMBER 23, 1954 AS INSTRUMENT NO. 1304 OFFICIAL RECORDS.

PARCEL TWO:
AN EASEMENT FOR ROADWAY AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS OVER THE SOUTH 40 FEET OF THE NORTH HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL THREE:
AN EASEMENT FOR ROADWAY AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS OVER THAT PORTION OF THE SOUTH 40 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, LYING EAST OF THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID NORTHEAST QUARTER. ALSO A LIKE EASEMENT OVER THAT PORTION OF THE WEST 40 FEET OF THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF SAID NORTHEAST QUARTER OF SECTION 18, LYING NORTH OF THE NORTHEAST LINE OF SIERRA HIGHWAY 100 FEET WIDE.

PARCEL FOUR:
THE NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE APRIL 22, 1880.

PARCEL FIVE:
AN EASEMENT FOR INGRESS AND EGRESS, TO AND FROM THE LAND HEREBY CONVEYED, OVER A STRIP OF LAND 30 FEET WIDE, RUNNING IN A NORTHERLY AND SOUTHERLY DIRECTION, ALONG THE EASTERLY BOUNDARY LINE OF LAND OWNED BY RAYMOND L. HANSEN, A SINGLE MAN, COMMENCING AT A POINT WHERE SAID EASTERLY BOUNDARY LINE OF HANSEN INTERSECTS SIERRA HIGHWAY ON THE NORTHERLY SIDE.

PARCEL SIX:
THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 13 WEST, LYING NORTHWESTERLY OF THE NORTHWESTERLY LINE OF SIERRA HIGHWAY, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE.

FLOOD_ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "D". AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06037C0645F, DATED SEPTEMBER 26, 2008

SURVEYOR'S NOTES

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #09200371, ISSUED BY COMMONWEALTH LAND TITLE COMPANY, DATED JANUARY 14, 2016. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.
NOTE: SCHEDULE B ITEMS 1-3, 5, AND 7-12 ARE NOT SURVEY MATTERS, ARE NOT PLOTTABLE OR HAVE NO AFFECT IN THE LEASE AREA

3. THE EFFECT OF EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: STATE OF CALIFORNIA
PURPOSE: A RIGHT OF WAY FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES
RECORDING NO: IN BOOK 13033 PAGE 32 OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN.
AFFECTS: PARCEL 4 (PLOTTED)

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES PURPOSES
RECORDING DATE: JANUARY 8, 1980
RECORDING NO: 80-22984 OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN.
AFFECTS: PARCEL 6 (PLOTTED)

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, LTD., A CORPORATION
PURPOSE: POLE LINES
RECORDING DATE: SEPTEMBER 30, 1946
RECORDING NO: IN BOOK 23662 PAGE 310 OFFICIAL RECORDS
AFFECTS: SAID LAND
AFFECTS: PARCEL 1 (EXACT LOCATION IS INDETERMINATE)

THE SURVEYORS OPINION IS THAT NO SCHEDULE "B" ITEMS PROVIDED BY SAID REPORT AFFECT THE PROPOSED VERIZON WIRELESS PREMISES SHOWN HEREON.

ISSUE STATUS

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A	02/08/16	PRELIMINARY	CK
B	04/01/16	FINAL	CK



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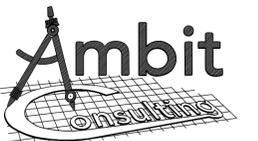
PROPRIETARY INFORMATION

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PENMAN

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AQUA DULCE, CA 91390
LOS ANGELES COUNTY

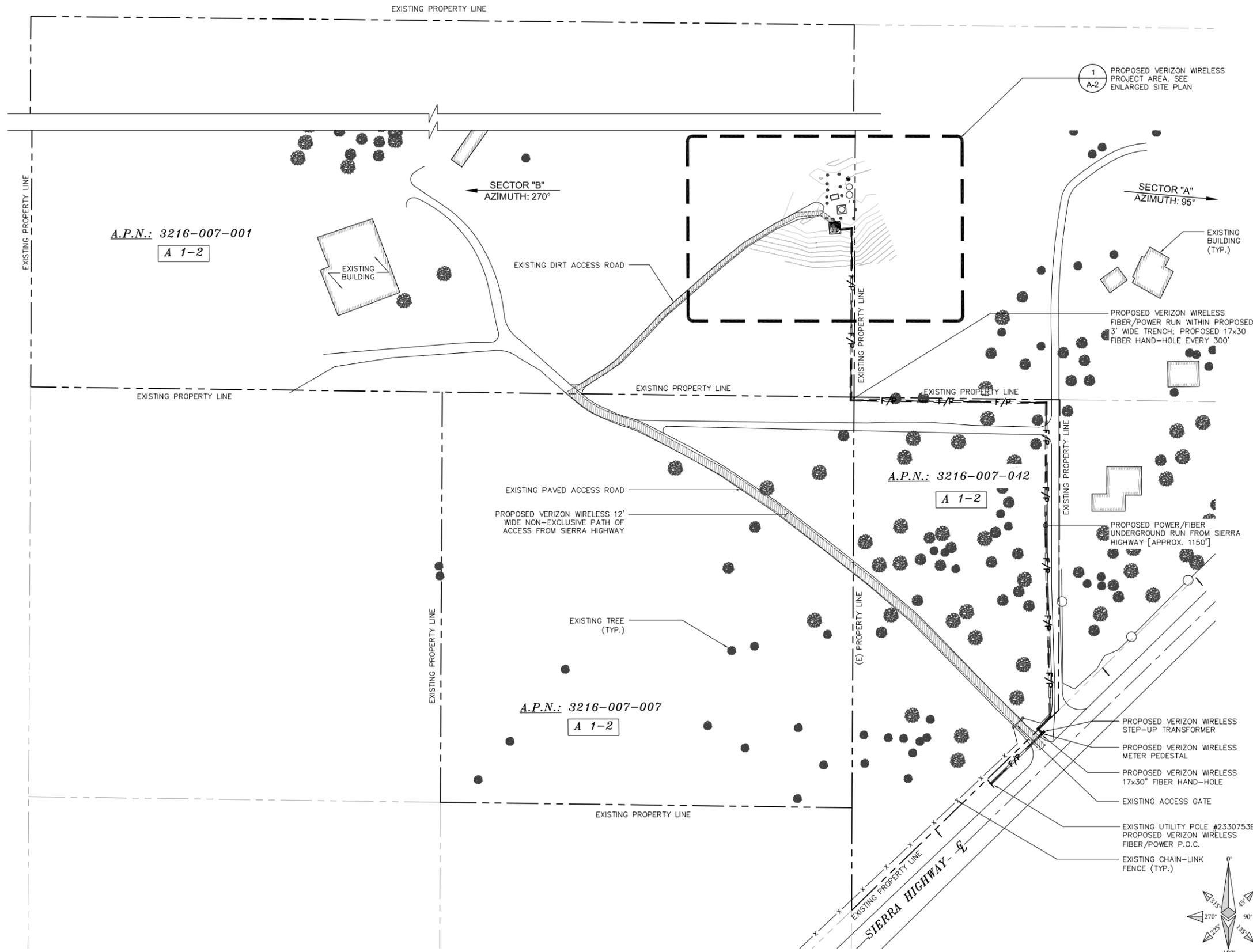
SHEET TITLE:
SITE SURVEY

C-2

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

NOTES:

1. ALL COMMUNICATION FACILITY-ASSOCIATED EQUIPMENT SHALL BE PLACED WITHIN THE ABOVE-NOTED ENCLOSURE, AND ALL UTILITY LINES SERVING THE WIRELESS FACILITY SHALL BE PLACED UNDERGROUND, IN ACCORDANCE WITH CMC REQUIREMENTS.
2. THE PROPOSED WIRELESS TELECOMMUNICATION FACILITY WILL BE DESIGNED TO ACCOMMODATE AT LEAST ONE ADDITIONAL COMMUNICATION FACILITY. IF NECESSARY, THE HEIGHT OF THE FACILITY MAY BE RAISED 5 FEET (THE MAXIMUM HEIGHT PERMITTED BY THE CMC) TO ACCOMMODATE CO-LOCATION.
3. THERE ARE NO PROPOSED OR EXISTING OAK TREES ON PROPERTY.
4. EASEMENTS ARE SHOWN ON SHEETS LS-1 AND LS-2



ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
A	03/28/16	90% ZONING	MG
0	04/06/16	100% ZONING	RB
1	04/20/16	LANDLORD COMMENTS	RB

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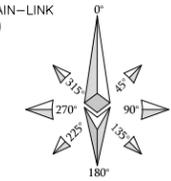
PENMAN
7975 SIERRA HIGHWAY
AGUA DULCE, CA 91390

SHEET TITLE:
SITE PLAN

A-1

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE (AS NOTED) IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

SITE PLAN



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

UTILITY NOTE:
UTILITY DESIGN AND RUNS ARE PRELIMINARY.
PENDING FINAL DESIGN FROM UTILITY PROVIDERS.

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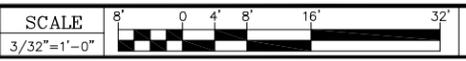
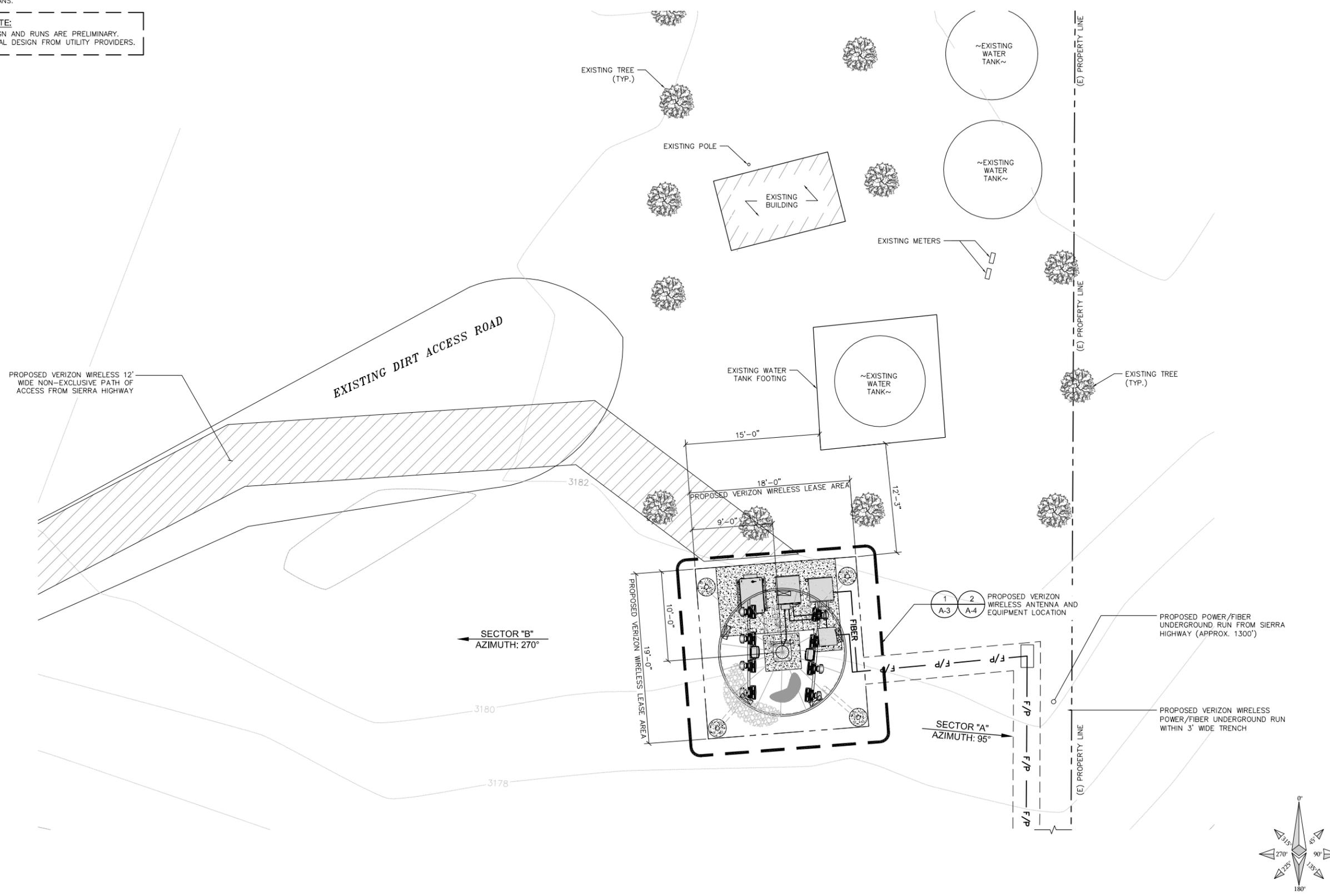
PENMAN
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SHEET TITLE:
ENLARGED SITE PLAN

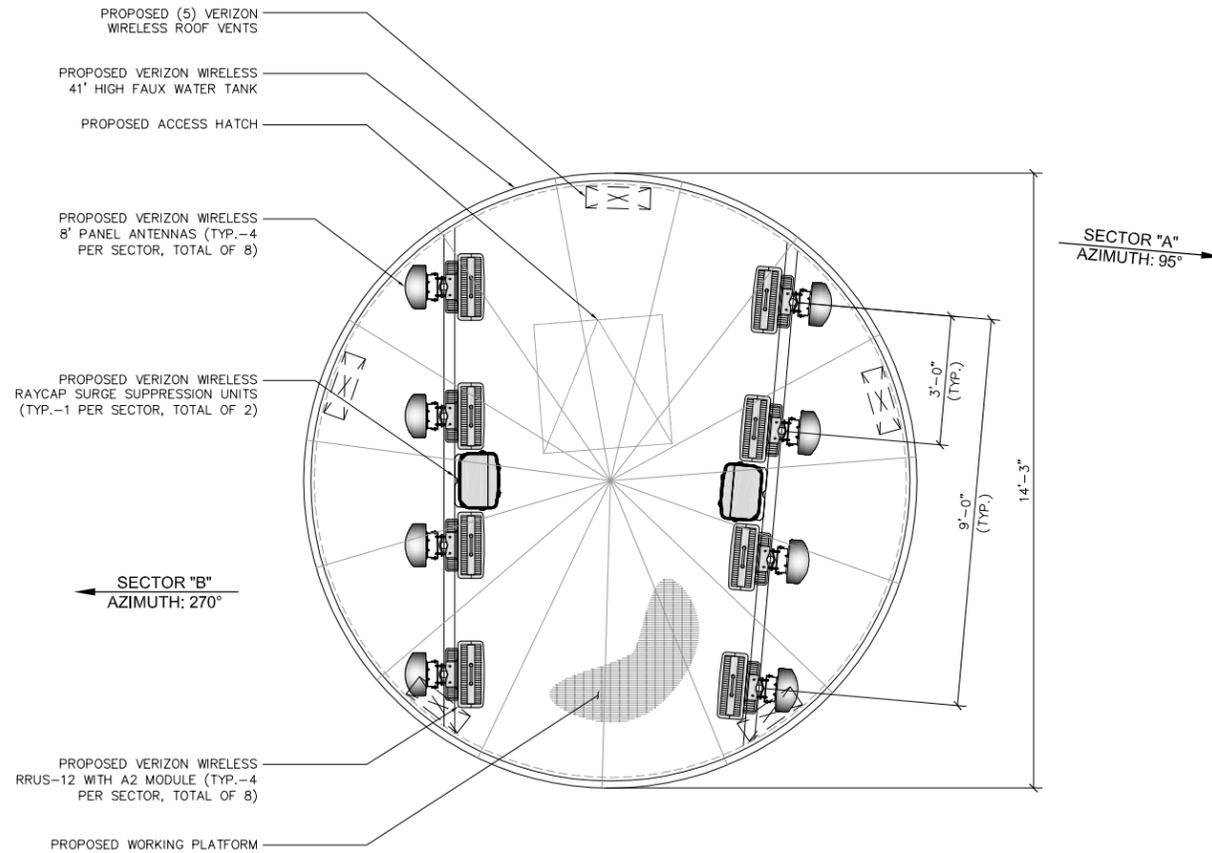
A-2

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

ENLARGED SITE PLAN



SCALE NOTE:
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SHEET TITLE:
PROPOSED ANTENNA LAYOUT

A-4

NOT USED

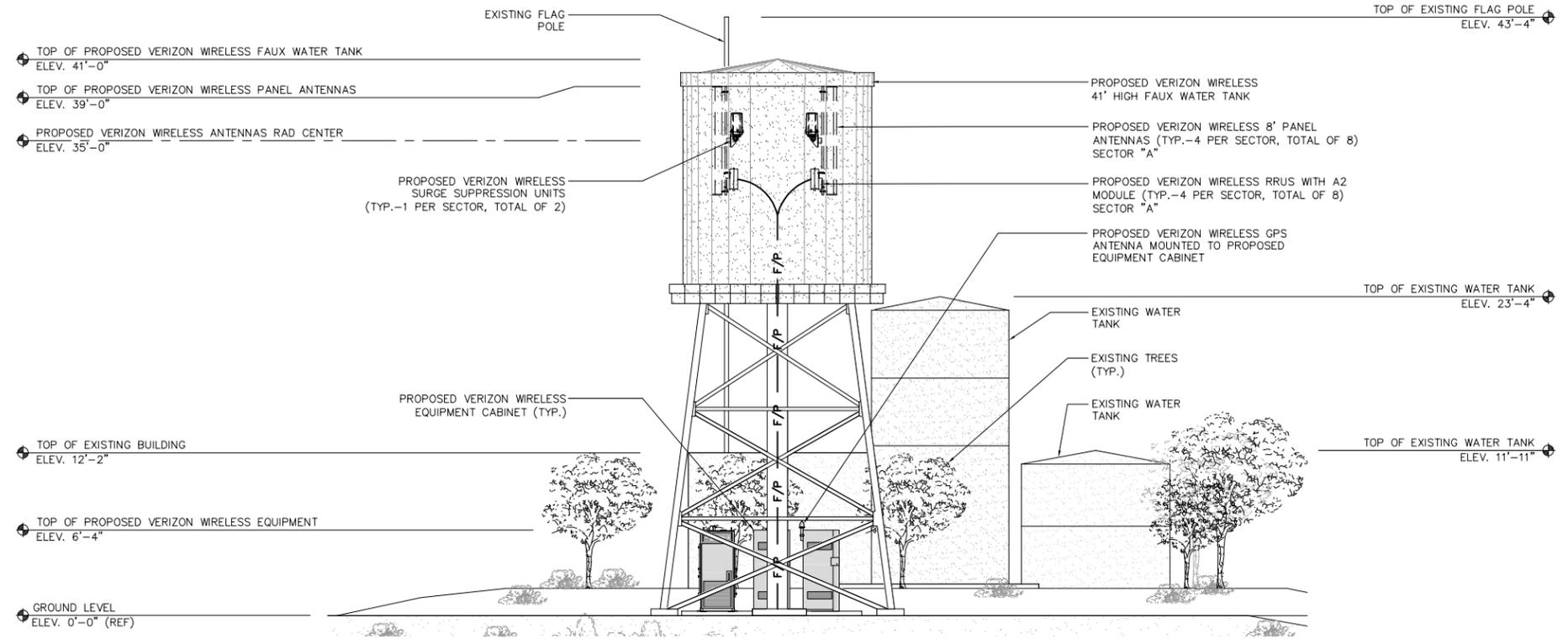
SCALE	1
NONE	

PROPOSED ANTENNA LAYOUT

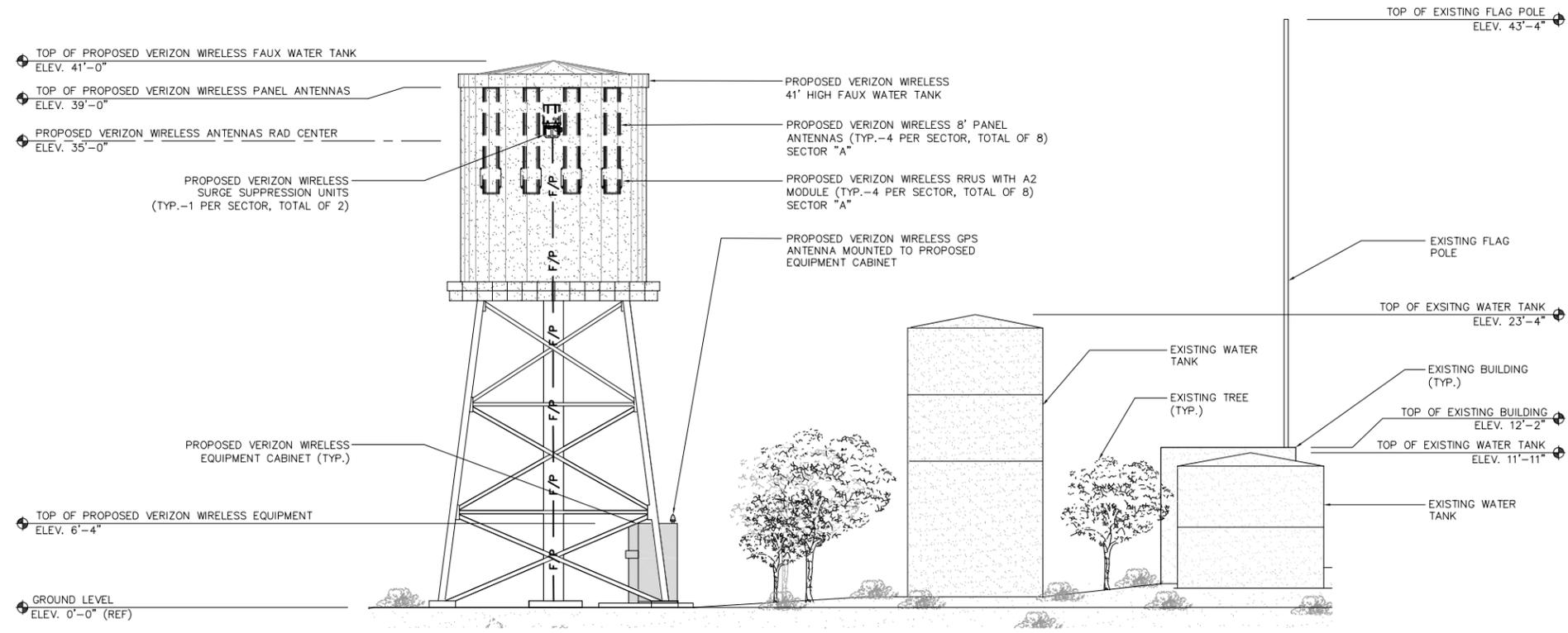
SCALE	2
1/2"=1'-0"	

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

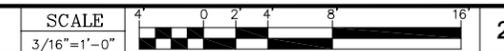
SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



ISSUE STATUS

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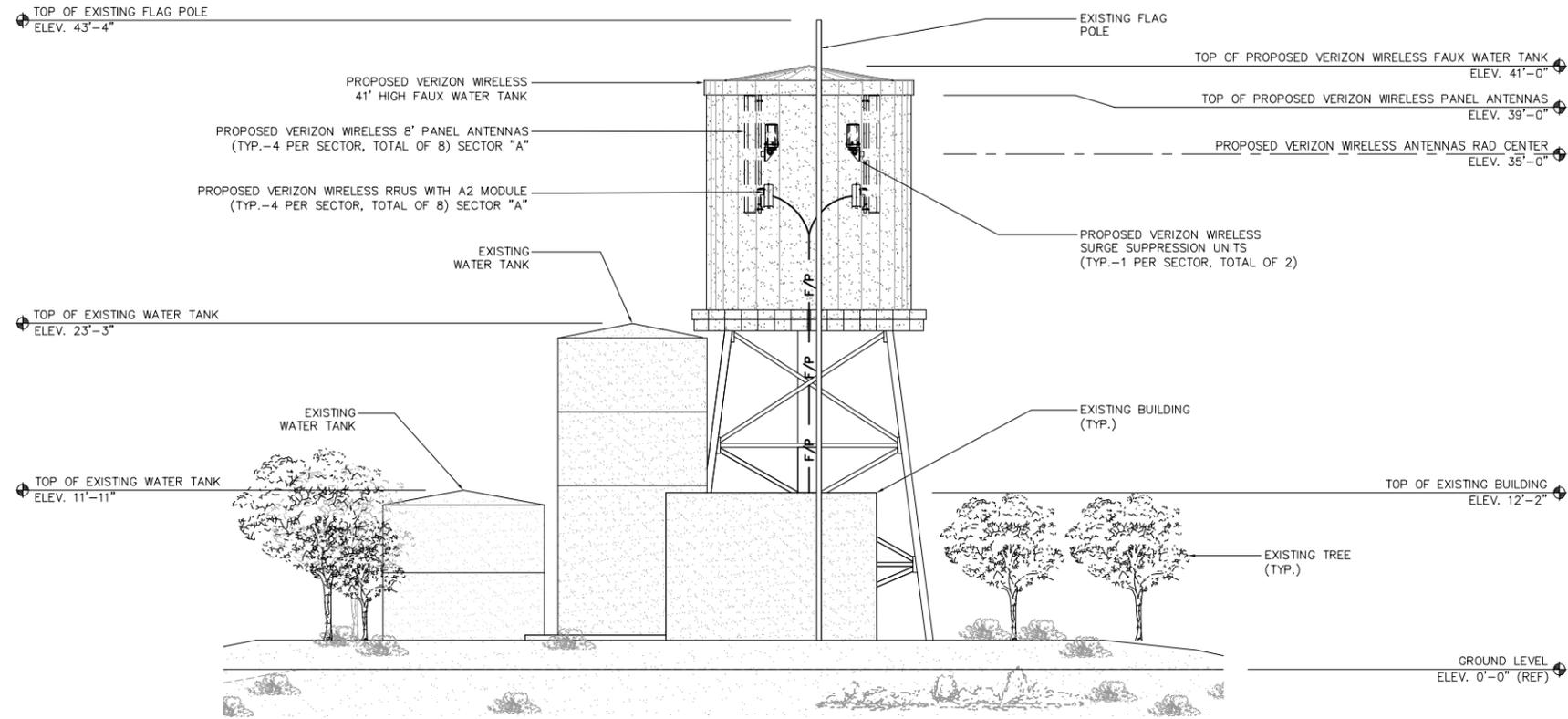
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SHEET TITLE:
PROPOSED SOUTH AND EAST ELEVATIONS

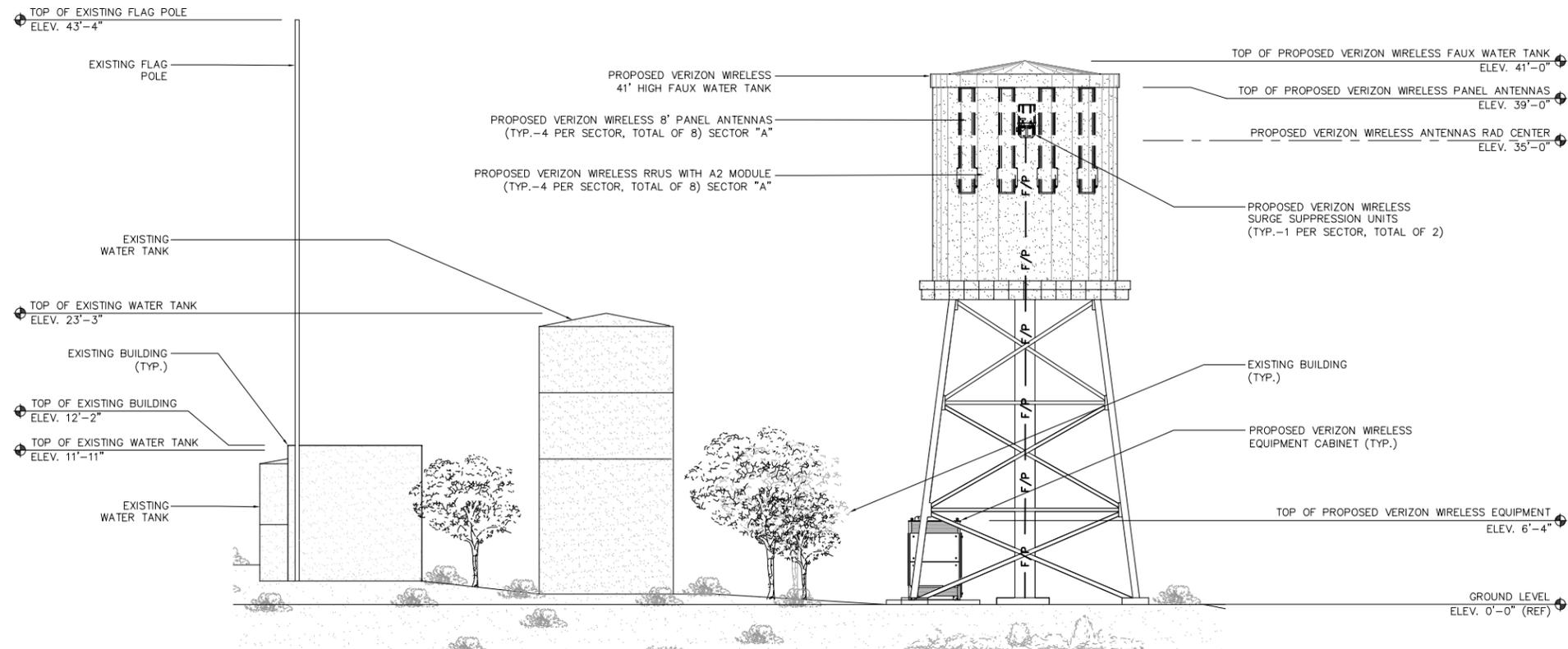
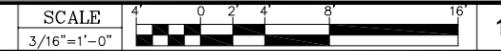
A-5

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 36" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

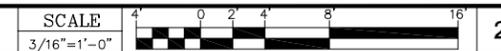
SCALE NOTE:
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PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



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AGUA DULCE, CA 91390

SHEET TITLE:
PROPOSED NORTH AND WEST ELEVATIONS

A-6