

LESSOR’S LEGAL DESCRIPTION

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

NORTHEASTERLY 60 FEET OF LOT 5 BLOCK "F" OF PALOMARES TRACT, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 50 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE NORTHEASTERLY 60 FEET OF LOT 5 BLOCK "F" OF PALOMARES TRACT, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 50 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE APPARENT CENTERLINE INTERSECTION OF ALAMEDA STREET AND WILLOW STREET;

THENCE ALONG THE CENTERLINE OF SAID ALAMEDA STREET, SOUTH 30° 59' 34" WEST, 343.13 FEET;
THENCE DEPARTING SAID CENTERLINE, SOUTH 59° 00' 26" EAST, 30.00 FEET TO THE SOUTHEASTERLY LINE OF SAID ALAMEDA STREET;
THENCE DEPARTING SAID SOUTHEASTERLY LINE, SOUTH 64° 42' 09" EAST, 49.82 FEET;
THENCE SOUTH 58° 58' 41" EAST, 140.70 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 31° 01' 19" EAST, 12.66 FEET;
THENCE SOUTH 58° 58' 41" EAST, 18.00 FEET;
THENCE SOUTH 31° 01' 19" WEST, 16.00 FEET;
THENCE NORTH 58° 58' 41" WEST, 18.00 FEET;
THENCE NORTH 31° 01' 19" EAST, 3.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 288 SQUARE FEET (0.007 ACRES) OF LAND, MORE OR LESS.

ACCESS EASEMENT LEGAL DESCRIPTION

A PORTION OF THE NORTHEASTERLY 60 FEET OF LOT 5 BLOCK "F" OF PALOMARES TRACT, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 50 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A 12.00 FOOT WIDE STRIP, LYING 12.00 FEET NORTHERLY AND PARALLEL WITH THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE APPARENT CENTERLINE INTERSECTION OF ALAMEDA STREET AND WILLOW STREET;

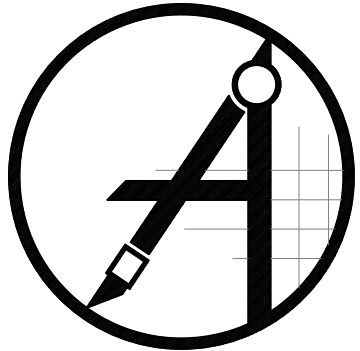
THENCE ALONG THE CENTERLINE OF SAID ALAMEDA STREET, SOUTH 30° 59' 34" WEST, 343.13 FEET;
THENCE DEPARTING SAID CENTERLINE, SOUTH 59° 00' 26" EAST, 30.00 FEET TO THE SOUTHEASTERLY LINE OF SAID ALAMEDA STREET AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTHEASTERLY LINE, SOUTH 64° 42' 09" EAST, 49.82 FEET;
THENCE SOUTH 58° 58' 41" EAST, 140.70 FEET TO THE POINT OF TERMINUS.

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE CONDITION OF TITLE GUARANTEE REPORT ORDER #92011494-920-CMM-CM8, ISSUED BY COMMONWEALT LAND TITLE INSURANCE COMPANY, DATED NOVEMBER 19, 2019. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PALOMARES IRRIGATION COMPANY
PURPOSE: RIGHT OF WAY ACROSS
RECORDING NO: BOOK 205, PAGE 179 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 RESERVED IN A DOCUMENT;
RESERVED BY: POMONA LAND AND WATER COMPANY
PURPOSE: ARTESIAN OR SURFACE WELLS, WITH THE RIGHT TO LAY PIPES
RECORDING NO: BOOK 540, PAGE 254 OF DEEDS
AFFECTS: A PORTION OF SAID LAND
EXACT LOCATION INDETERMINATE - NOT SHOWN
5. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT
ENTITLED: MEMORANDUM OF LEASE
LESSOR: JEFFREY W. ROWAN, AS SUCCESSOR TRUSTEE OF THE TESTAMENTARY TRUST
LESSEE: NEW CINGULAR WIRELESS PCS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDING DATE: JUNE 26, 2013
RECORDING NO: 2013-951394, 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.
AND RECORDING DATE: JULY 23, 2014
AND RECORDING NO: 2014-762155, OF OFFICIAL RECORDS
EXACT LOCATION INDETERMINATE - NOT SHOWN
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF POMONA
PURPOSE: ACCESS FOR REHABILITATION PURPOSES
RECORDING DATE: APRIL 29, 2015
RECORDING NO: 2015-487345 OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
EXACT LOCATION INDETERMINATE - NOT SHOWN
7. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: RESOLUTION NO. 2017-29
EXECUTED BY: CITY OF POMONA
RECORDING DATE: APRIL 19, 2017
RECORDING NO: 2017-433790 OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
NO AFFECT - REVOKES EASEMENT IN TITLE ITEM NO. 6

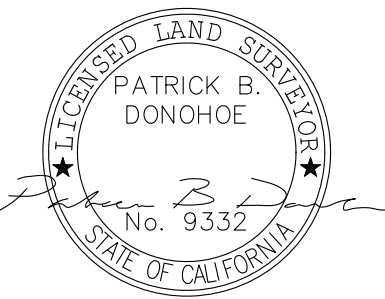


ambit consulting
410 E. SOUTHERN AVE. TEMPE, AZ 85282
PH. (480) 659-4072



9926 PIONEER BLVD. #105
SANTA FE SPRINGS, CALIFORNIA 90670

0	1/07/20	TITLE REVIEW
A	12/09/19	INITIAL ISSUE
REV	DATE	DESCRIPTION



DATE OF SIGNATURE: 01/08/2020

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.

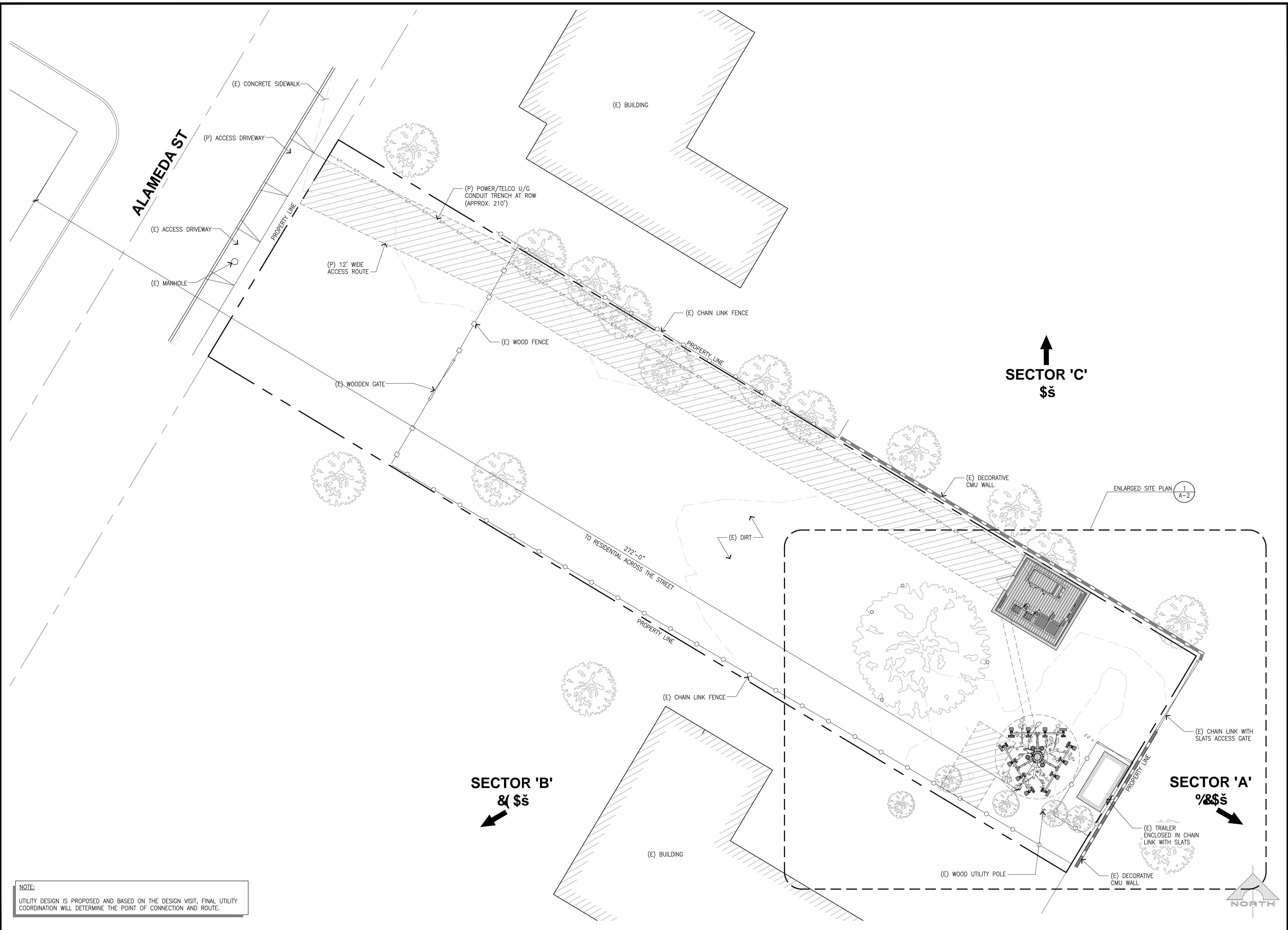
CLU6368

1748 ALAMEDA STREET
POMONA, CA, 91768

SHEET TITLE
SITE SURVEY

SHEET NUMBER

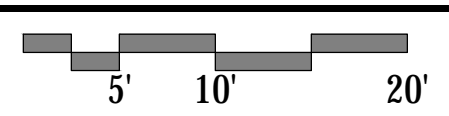
LS-2



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

SITE PLAN

SCALE:
1"=10'-0"



1

AT&T
1452 EDINGER AVE.
TUSTIN, CALIFORNIA 92780

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

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FAX: (949) 387-1275

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

1	03/19/20	REVISED PER PLANNING
0	12/27/19	100% ZONING DRAWINGS
A	12/19/19	90% ZONING DRAWINGS
REV	DATE	DESCRIPTION

NOT TO BE USED FOR CONSTRUCTION

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CLU6368
ALAMEDA
1748 ALAMEDA STREET,
POMONA, CA 91768
MONO-EUCALYPTUS (OUTDOOR)

DRAWN BY:	CHECKED BY:
JEM	JS

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A-1

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1452 EDINGER AVE.
TUSTIN, CALIFORNIA 92780

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MONO-EUCALYPTUS (OUTDOOR)

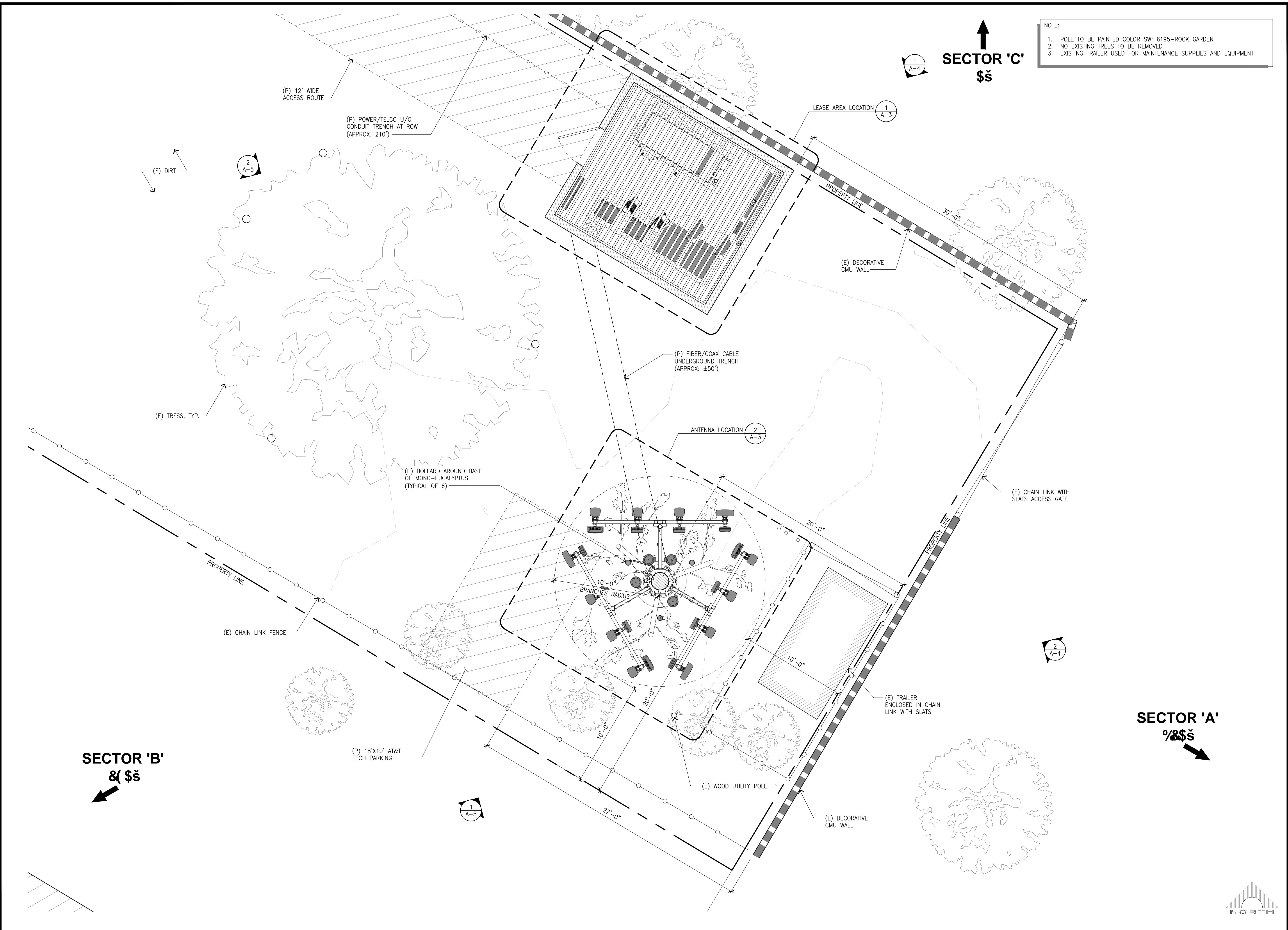
DRAWN BY:	CHECKED BY:
JEM	JS

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A-1



- NOTE:
1. POLE TO BE PAINTED COLOR SW: 6195-ROCK GARDEN
 2. NO EXISTING TREES TO BE REMOVED
 3. EXISTING TRAILER USED FOR MAINTENANCE SUPPLIES AND EQUIPMENT

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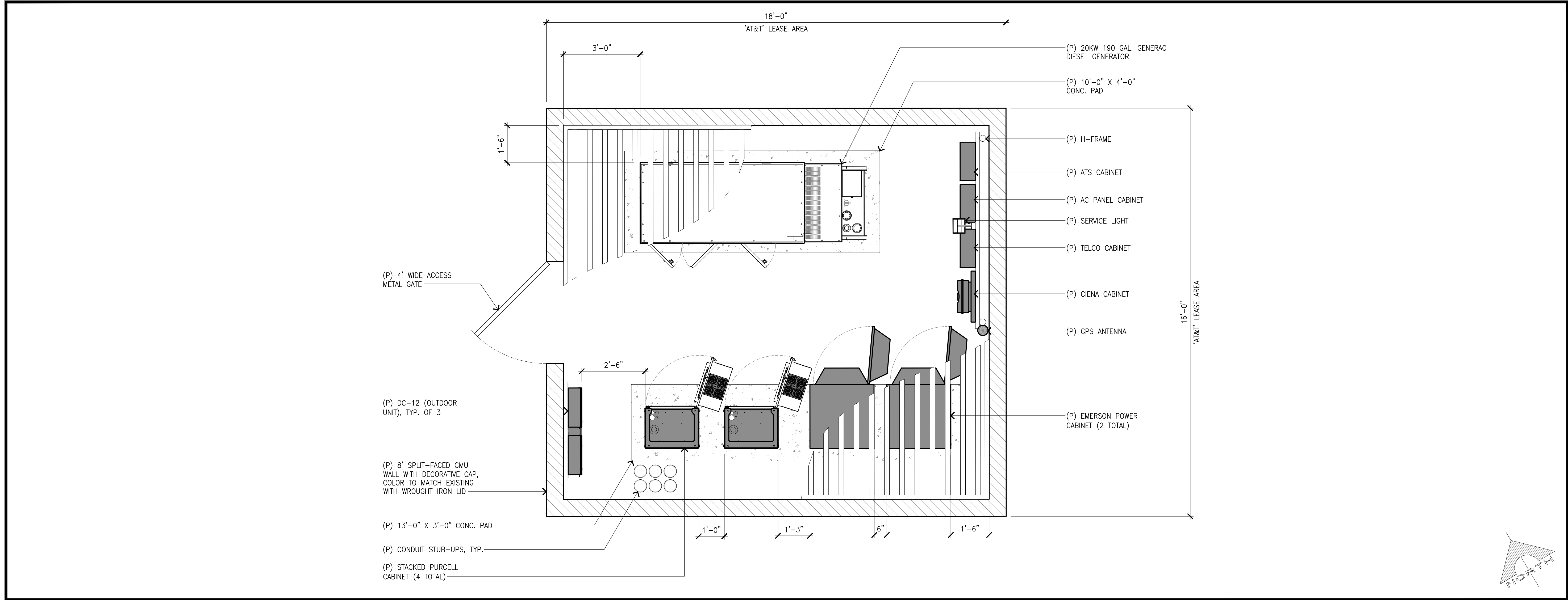
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CLU6368
ALAMEDA
1748 ALAMEDA STREET,
POMONA, CA 91768
MONO-EUCALYPTUS (OUTDOOR)

DRAWN BY:	CHECKED BY:
JEM	JS

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-2



LEASE AREA PLAN

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

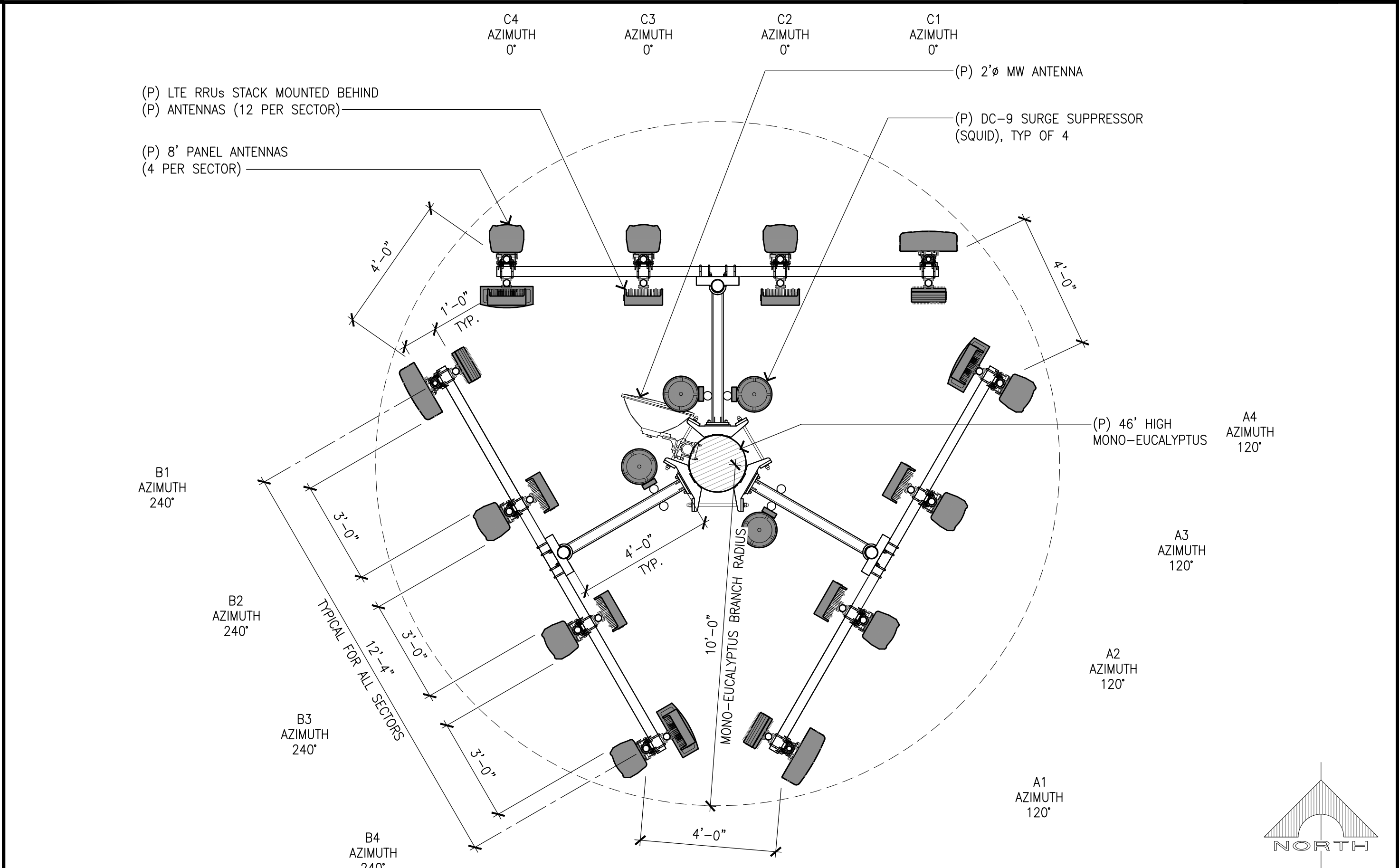
1

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	8-PORT PANEL ANTENNA	8'	120°	37'-0"	<12' +/- 100'
	A2	LTE	8-PORT PANEL ANTENNA	8'	120°	37'-0"	<12' +/- 100'
	A3	LTE	8-PORT PANEL ANTENNA	8'	120°	37'-0"	<12' +/- 100'
	A4	LTE	8-PORT PANEL ANTENNA	8'	120°	37'-0"	<12' +/- 100'
BETA SECTOR	B1	LTE	8-PORT PANEL ANTENNA	8'	240°	37'-0"	<12' +/- 100'
	B2	LTE	8-PORT PANEL ANTENNA	8'	240°	37'-0"	<12' +/- 100'
	B3	LTE	8-PORT PANEL ANTENNA	8'	240°	37'-0"	<12' +/- 100'
	B4	LTE	8-PORT PANEL ANTENNA	8'	240°	37'-0"	<12' +/- 100'
GAMMA SECTOR	C1	LTE	8-PORT PANEL ANTENNA	8'	0°	37'-0"	<12' +/- 100'
	C2	LTE	8-PORT PANEL ANTENNA	8'	0°	37'-0"	<12' +/- 100'
	C3	LTE	8-PORT PANEL ANTENNA	8'	0°	37'-0"	<12' +/- 100'
	C4	LTE	8-PORT PANEL ANTENNA	8'	0°	37'-0"	<12' +/- 100'

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	3	<12'	18"	8" 8"
	A2	UP	3	<12'	18"	8" 8"
	A3	UP	3	<12'	18"	8" 8"
	A4	UP	3	<12'	18"	8" 8"
BETA SECTOR	B1	UP	3	<12'	18"	8" 8"
	B2	UP	3	<12'	18"	8" 8"
	B3	UP	3	<12'	18"	8" 8"
	B4	UP	3	<12'	18"	8" 8"
GAMMA SECTOR	C1	UP	3	<12'	18"	8" 8"
	C2	UP	3	<12'	18"	8" 8"
	C3	UP	3	<12'	18"	8" 8"
	C4	UP	3	<12'	18"	8" 8"

ANTENNA AND RRU SCHEDULE


3



ANTENNA PLAN


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

2




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TUSTIN, CALIFORNIA 92780

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ANAHEIM, CALIFORNIA 92807

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A	12/19/19	90% ZONING DRAWINGS
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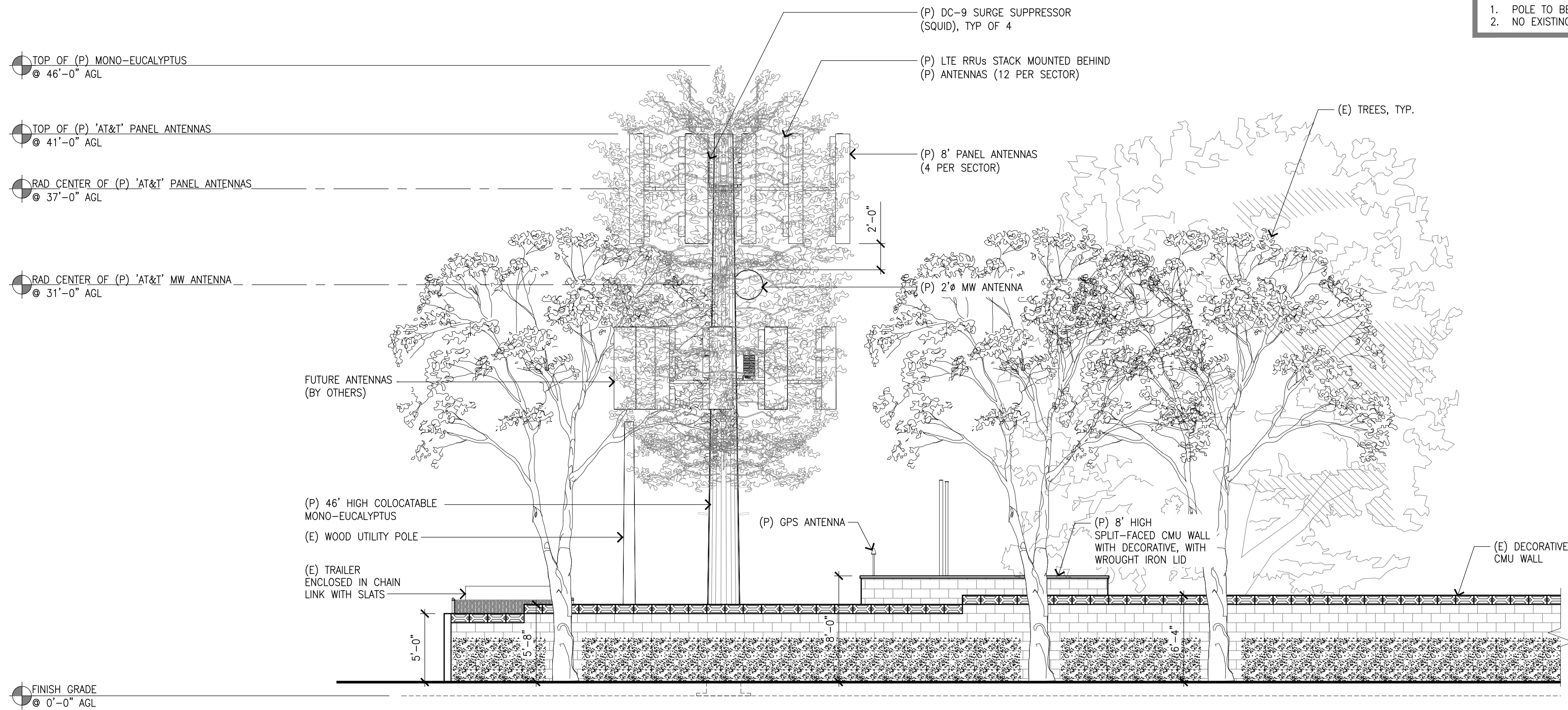
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CLU6368
ALAMEDA
1748 ALAMEDA STREET,
POMONA, CA 91768
MONO-EUCALYPTUS (OUTDOOR)

DRAWN BY:	CHECKED BY:
JEM	JS

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

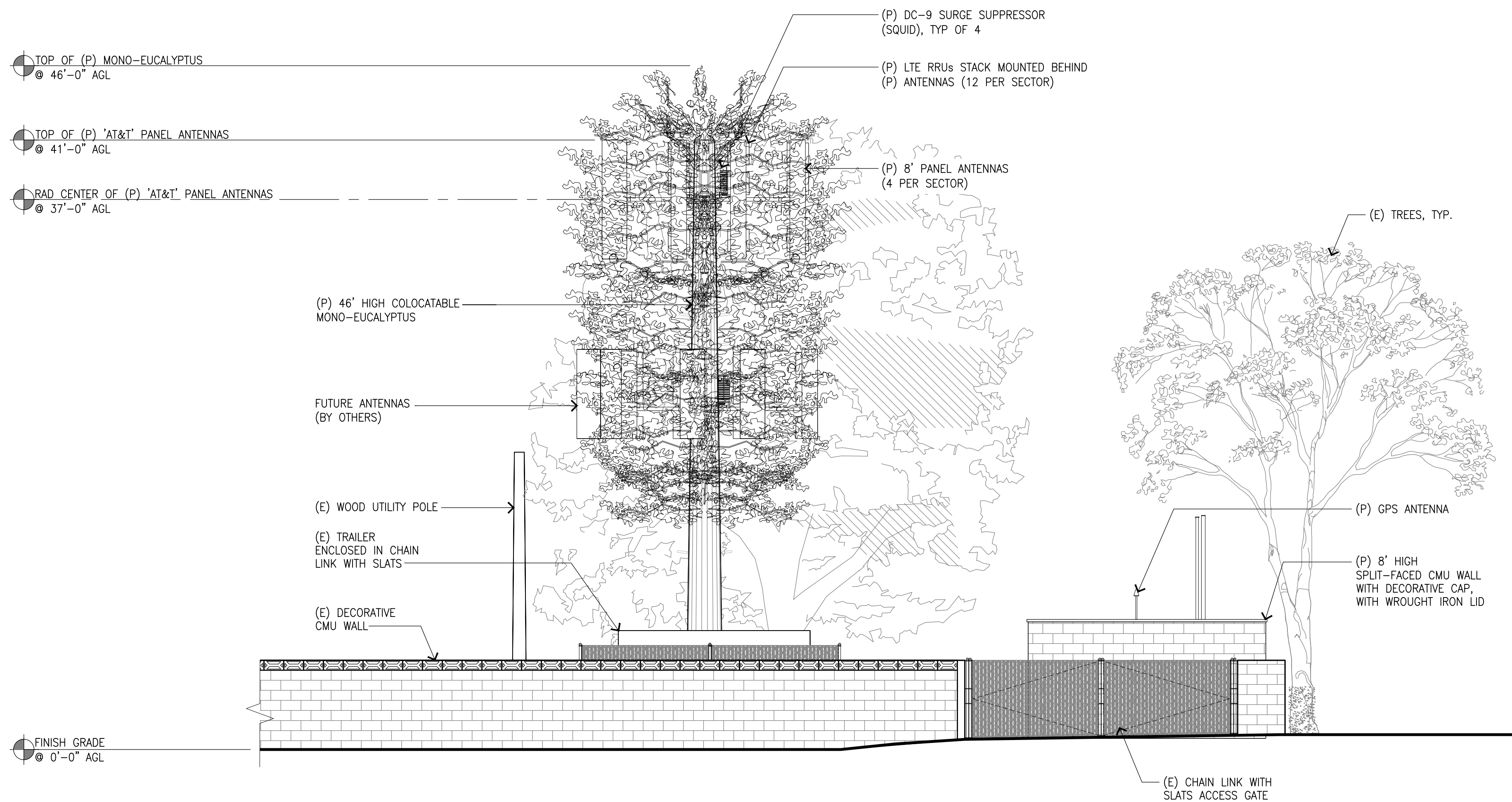
SHEET NUMBER:
A-3



NORTHEAST ELEVATION

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

1



SOUTHEAST ELEVATION

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

2



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POMONA, CA 91768
MONO-EUCALYPTUS (OUTDOOR)

DRAWN BY:

JEM

CHECKED BY:

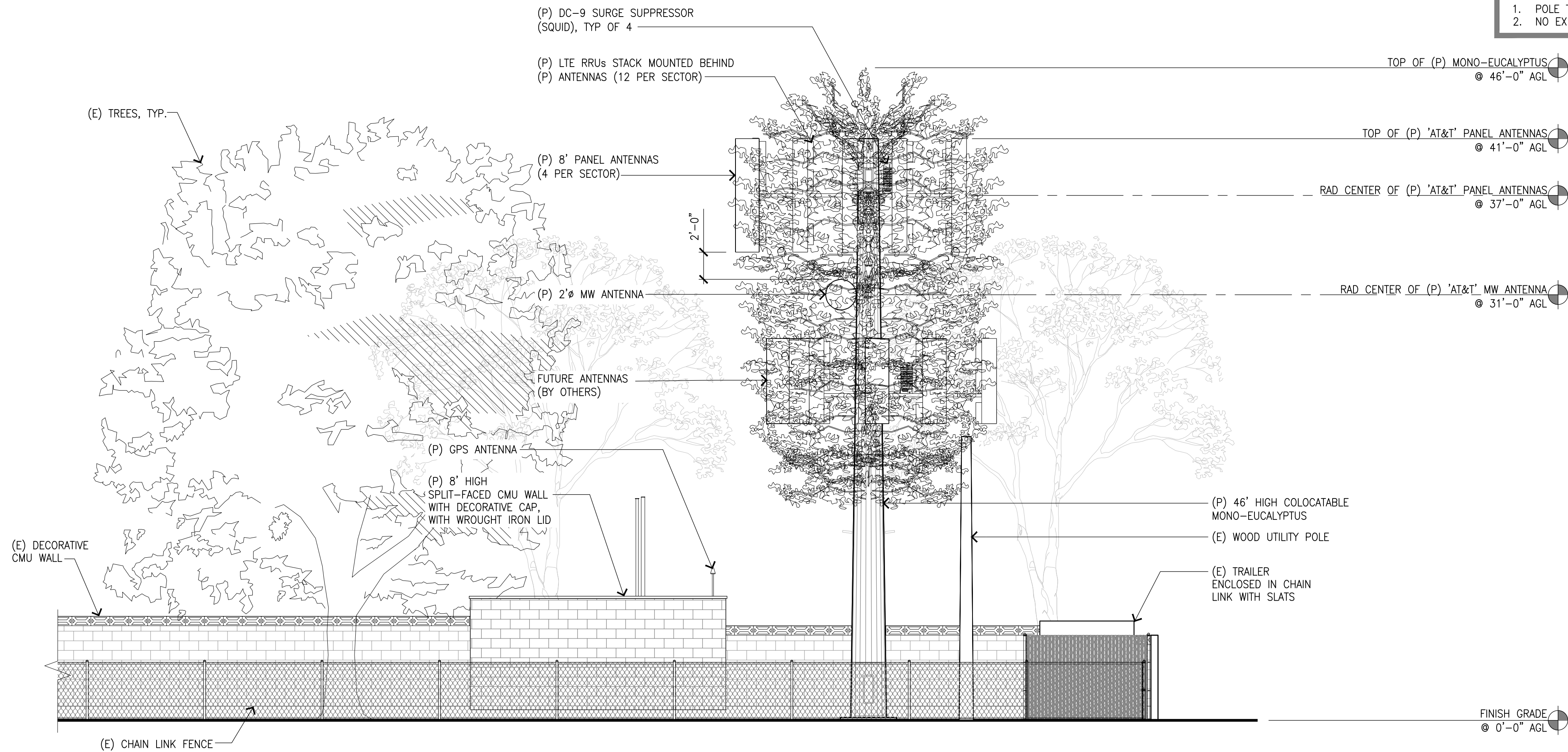
JS

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-4

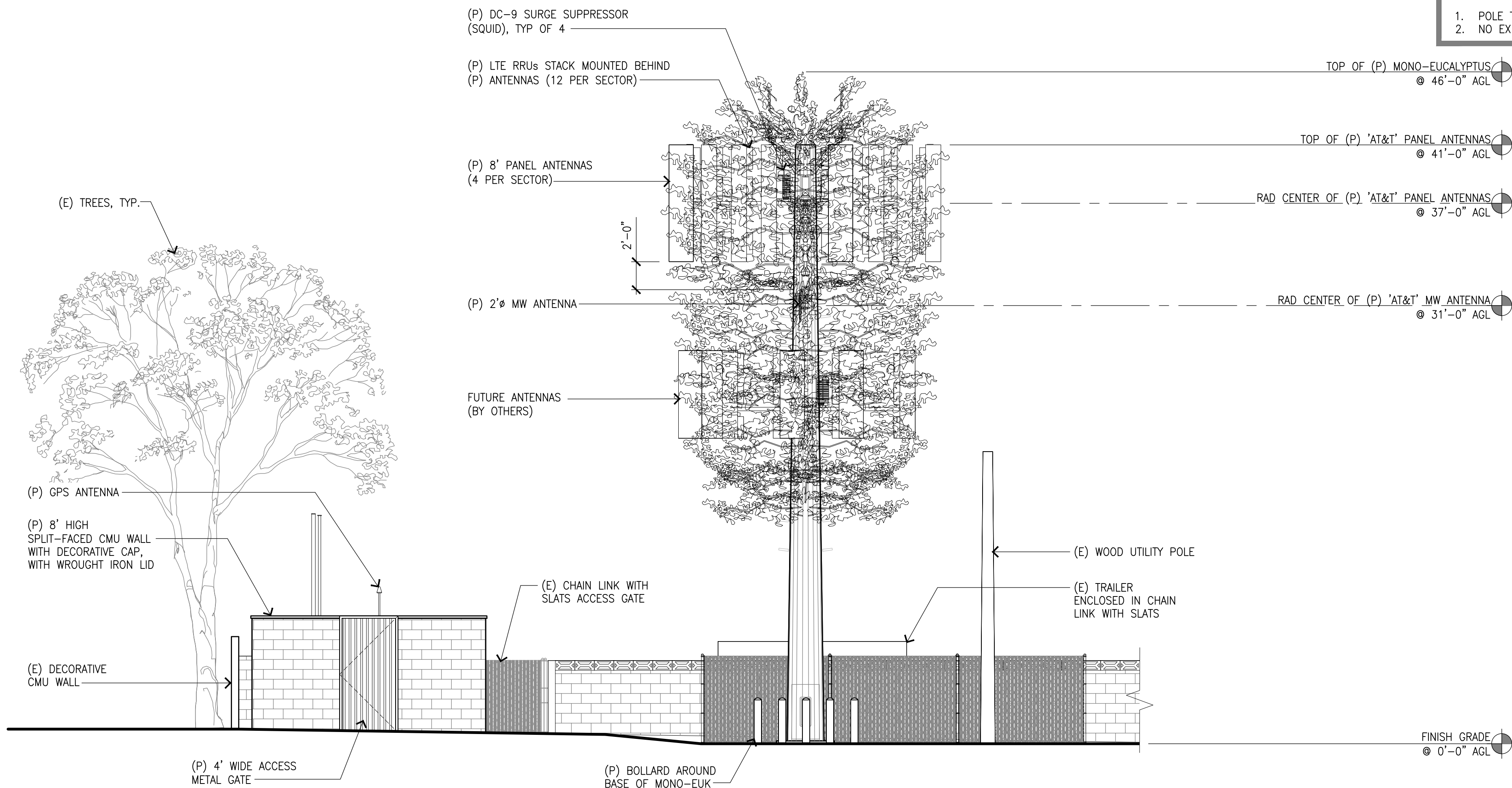


NOTE:
1. POLE TO BE PAINTED COLOR SW: 6195--ROCK GARDEN
2. NO EXISTING TREES TO BE REMOVED

SOUTHWEST ELEVATION

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

1



NOTE:
1. POLE TO BE PAINTED COLOR SW: 6195--ROCK GARDEN
2. NO EXISTING TREES TO BE REMOVED

NORTHWEST ELEVATION

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

2



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DRAWN BY:
JEM

CHECKED BY:
JS

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-5