

SURVEY DATE
07/25/2019

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.

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 NAVD83.

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 #06037C1907F, DATED 09/26/2008

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.

ACCESS NOTE

RESERVING NON-EXCLUSIVE RIGHT OF USE ACROSS LESSOR'S PROPERTY FOR NECESSARY APPURTENANCES TO CONSTRUCT, OPERATE, AND MAINTAIN A COMMUNICATION FACILITY FOR ITEMS SUCH AS, BUT NOT LIMITED TO, INGRESS, EGRESS, PARKING, VEHICULAR MANEUVERING, EQUIPMENT, AND UTILITIES.

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.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOWS THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

LESSOR'S LEGAL DESCRIPTION

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

THOSE PORTIONS OF LOTS 5, 6 AND 7 IN BLOCK 109 OF SHAKESPEARE, IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 190 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE ALLEY, 10.00 FEET WIDE, ADJOINING SAID LOTS AND DEDICATED ON SAID MAP, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 7, DISTANT NORTHEASTERLY THEREON 6.60 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 7; THENCE NORTHERLY ALONG A STRAIGHT LINE TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 7, DISTANT SOUTHWESTERLY THEREON 49.63 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 7; THENCE NORTHERLY ALONG A STRAIGHT LINE TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 5, DISTANT NORTHEASTERLY THEREON 21.70 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 5; THENCE NORTHERLY ALONG A STRAIGHT LINE TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 6, DISTANT NORTHWESTERLY THEREON 7.50 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 6; THENCE NORTHERLY ALONG A STRAIGHT LINE TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 6, DISTANT NORTHWESTERLY THEREON 34.10 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 6; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 6 AND ITS SOUTHEASTERLY PROLONGATION TO THE MOST EASTERLY CORNER OF SAID LOT 7; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 7, TO THE POINT OF BEGINNING

SURVEYOR'S STATEMENT:
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF VERIZON IN JULY OF 2019.

05/12/2021

PATRICK B. DONOHUE - P.L.S. NO. 9332

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #920199370-020-CMM-CMB, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED JUNE 10, 2019. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. NOTE: SCHEDULE B ITEMS 1, 7-9, 11-12, AND 14-15 ARE NOT SURVEY MATTERS AND HAVE NOT BEEN PLOTTED

ITEMIZED NOTES:

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: WATER PIPES
RECORDING NO: BOOK 1617, PAGE 47, DEEDS
AFFECTS: A PORTION OF SAID LAND
THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD. (EXACT LOCATION IS INDETERMINATE)

3. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, 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 NO: BOOK 2571, PAGE 43, DEEDS
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. (NOTHING TO PLOT)

4. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, 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 NO: BOOK 3319, PAGE 106, DEEDS
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. (DOCUMENT ILLEGIBLE)

5. THE RIGHT OF THE CITY OR ANY PUBLIC UTILITY COMPANY TO ENTER UPON THE PREMISES TO REPAIR, RECONSTRUCT OR REMOVE ANY SEWER, STORM DRAINS OR OTHER PUBLIC UTILITY FACILITIES LOCATED ON, UPON OR OVER SAID ALLEY, AS DISCLOSED BY ORDINANCE NO. 73, OCTOBER 1948, CITY OF HERMOSA BEACH. (NO DOCUMENT PROVIDED)

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: SEWER LINE
RECORDING DATE: FEBRUARY 9, 1973
RECORDING NO: 3122, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (AS SHOWN ON SURVEY)

10. 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. 9 ASSIGNED TO: FARMERS AND MERCHANTS BANK OF LONG BEACH, A CA CORP.
RECORDING DATE: APRIL 28, 2016
RECORDING NO: 2016-481436, OFFICIAL RECORDS (BLANKET IN NATURE)

13. 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. 12 ASSIGNED TO: FARMERS AND MERCHANTS BANK OF LONG BEACH, A CA CORP.
RECORDING DATE: APRIL 28, 2016
RECORDING NO: 2016-481439, OFFICIAL RECORDS (BLANKET IN NATURE)

POSITION OF GEODETIC COORDINATES - BLDG. CENTER
LATITUDE 33° 52' 21.94" (N33.872761) NORTH (NAD83)
LONGITUDE 118° 24' 17.44" (W118.404844) WEST (NAD83)
GROUND ELEVATION SW BLDG COR @ 38.0' (NAV83)

POSITION OF GEODETIC COORDINATES - SECTORS
LATITUDE 33° 52' 22.10" (N33.872806) NORTH (NAD83)
LONGITUDE 118° 24' 17.52" (W118.404867) WEST (NAD83)
GROUND ELEVATION SW BLDG COR @ 38.0' (NAV83)

AP
BLDG
FS
CMU
CONC
DNV
VP

ASPHALT
TOP OF BUILDING
FINISHED ROOF SURFACE
CONCRETE MASONRY UNIT
CONCRETE
ACCESS DRIVEWAY
VENT PIPE

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ON — ON — ON —
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AIR CONDITIONING UNIT
UTILITY POLE
POSITION OF
GEODETIC COORDINATES
SPOT ELEVATION
GAS VALVE

CMU WALLS
CURLINES
OVERHEAD LINES
STREET CENTERLINES
SUBJECT PROPERTY LINE
BASEMENT LINES
MAJOR CONTOUR INTERVAL
MINOR CONTOUR INTERVAL

PARENT PARCEL
APN: 4181-025-020
THE MANSOUR AND FATY NAFISSI
2005 TRUST

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	07/29/19	PRELIMINARY	CK
1	08/14/19	DESIGN (C)	CK
2	04/15/21	REVISED COORDS (C)	DH
3	05/12/21	UPDATE (C)	PD

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TEL: 949-622-0333
FAX: 949-622-0331

PROPRIETARY INFORMATION

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PH. (480) 659-4072
www.ambitconsulting.us

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OZONE

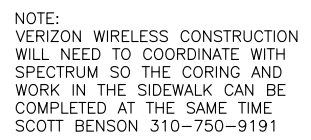
2629 MANHATTAN AVENUE
HERMOSA BEACH, CA 90254

LOS ANGELES COUNTY


SHEET TITLE:

SITE SURVEY

LS-1



NOTE:
THE GC TO SECURE/HARDEN THE SITE
PER FIELD OPS DIRECTION USING MASTER
KEYED HIDDEN SHACKLE PAD LOCK W/
HIGH SECURITY HASP

SCALE:	
1 in = 20 ft	

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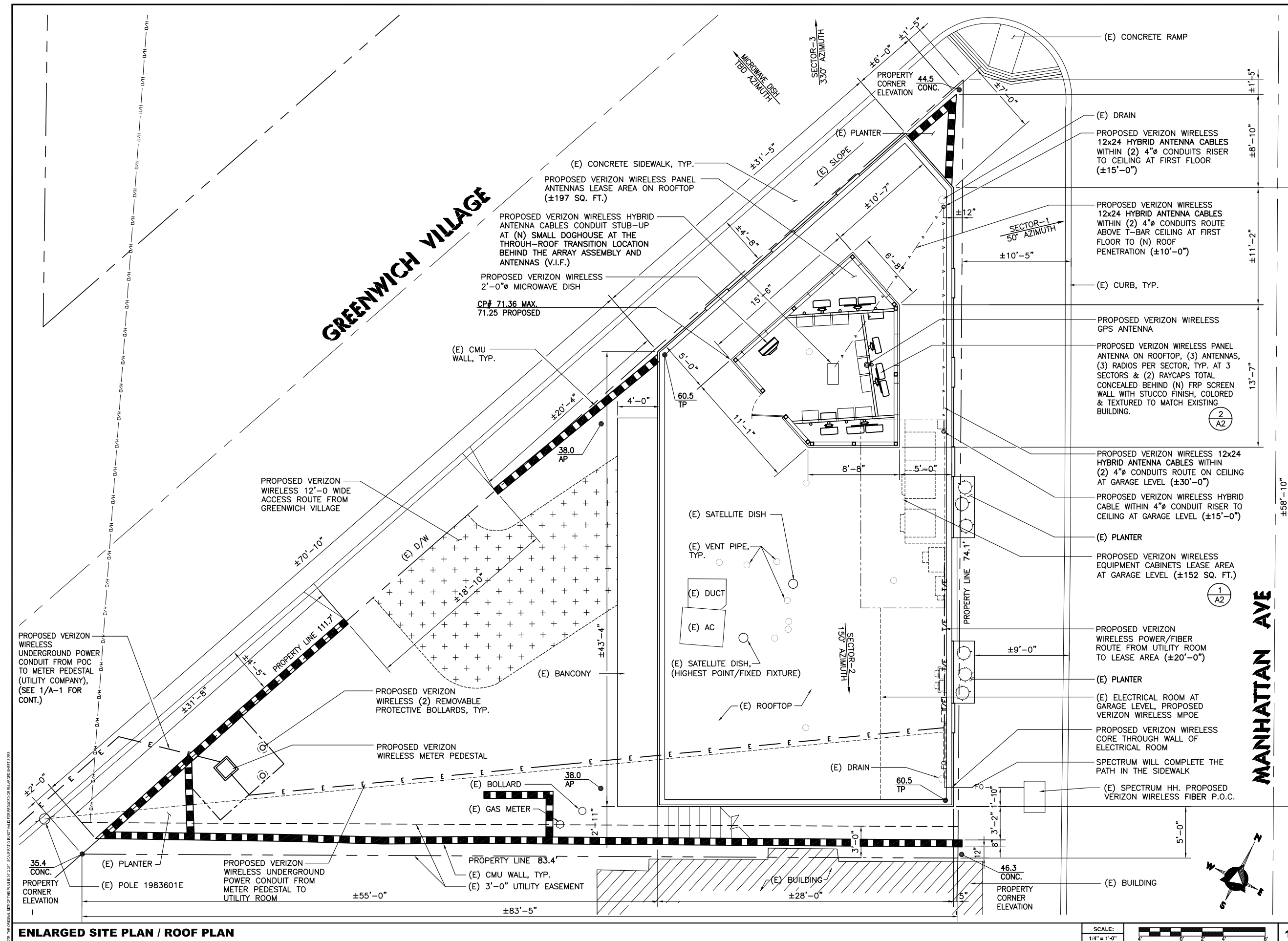
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HEET TITLE:

OVERALL SITE PLAN

A-1



ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
1	08/20/19	90% ZONING	TT
2	09/16/19	90% ZONING	TT
3	07/10/20	90% ZONING	TT
4	08/06/20	90% ZONING	TT
5	09/03/20	100% ZONING	TT
6	04/21/2021	100% ZONING	JD
7	05/11/2021	100% ZONING	JD



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SHEET TITLE:

**ENLARGED SITE PLAN /
ROOF PLAN**

A-1.1

NOTE: (4) EXISTING PARKING SPACE

GREENWICH VILLAGE

44.5
CONC. PROPERTY
CORNER
ELEVATION

—(E) DRAIN PIPE

(N) 418 SQ. FT.

PROPOSED VERIZON WIRELESS
12x24 HYBRID ANTENNA CABLES
WITHIN (2) 4"Ø CONDUIT RISER TO
CEILING AT FIRST FLOOR (±15'-0")

PROPOSED VERIZON WIRELESS 12x24
HYBRID ANTENNA CABLES WITHIN
(2) 4"Ø CONDUIT ROUTE ON CEILING
AT GARAGE LEVEL (±30'-0")

— PROPOSED VERIZON WIRELESS
APPLETON RECEPTACLE

— (E) WALL TO BE REMOVED, TYP

— (E) RELOCATED WALL

— (E) WALL TO BE RELOCATED

— (E) COLUMN, TYP.

PROPOSED VERIZON WIRELESS 12x24
HYBRID ANTENNA CABLES WITHIN
(2) 4"Ø CONDUIT RISER TO CEILING
AT GARAGE LEVEL (±15'-0")

— PROPOSED VERIZON WIRELESS
EQUIPMENT CABINETS LEASE
AREA AT GARAGE LEVEL
(±152 SQ. FT.)

— PROPOSED VERIZON WIRELESS
(2) CEILING MOUNTED LED LIGHTS
TO REPLACE (E) FLUORESCENT
FIXTURE (V.I.F.), TYP.

— (E) DOOR TO BE REMOVED

— PROPOSED VERIZON WIRELESS
TELCO BOX, ILC WITH MTS
MOUNTED ON (E) WALL

— PROPOSED VERIZON
WIRELESS POWER/FIBER
ROUTE FROM UTILITY ROOM
TO LEASE AREA ($\pm 20' - 0"$)

— (E) ELECTRICAL ROOM AT GARAGE LEVEL, PROPOSED VERIZON WIRELESS MPOE

— (E) METER, T

(b) **INDEXING** —

— (E) PANEL A

— (E) PANEL B

(L) PANEL B

— (E) TELCO

- PROPOSED VERIZON WIRELESS CORE THROUGH WALL OF ELECTRICAL ROOM

- (E) SPECTRUM HH. PROPOSED VERIZON WIRELESS FIBER P.O.C.
- SPECTRUM WILL COMPLETE THE PATH IN THE SIDEWALK

NOTE:
SEE 1/A1.3 FOR PARKING
SPACE LAYOUT AND DIMENSIONS

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	08/20/19	90% ZONING	TT
2	09/16/19	90% ZONING	TT
3	07/10/20	90% ZONING	TT
4	08/06/20	90% ZONING	TT
5	09/03/20	100% ZONING	TT
6	04/21/2021	100% ZONING	JD
7	05/11/2021	100% ZONING	JD



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SHEET TITLE:

**GARAGE LEVEL
(PROPOSED)**

A-1.2

GARAGE LEVEL (PROPOSED)

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

1/4" = 1'-0"

	1
--	---

NOTE: (4) EXISTING PARKING SPACE

GREENWICH VILLAGE

44.5 CONC.	PROPERTY CORNER ELEVATION
---------------	---------------------------------

— (E) DRAIN PIPE

PROPERTY LINE ±74.1' ±12"

— (E) WALL TO BE RELOCATED
PARTIAL AT VERIZON WIRELESS
LEASE AREA

— (E) COLUMN, TYP.

— (E) WALL TO BE REMOVED FOR
ERIZON WIRELESS LEASE AREA

— (E) STORAGE TO BE
REMOVED, TYP.
(±68 SQ. FT.)

— (E) DOOR TO BE REMOVED

— (E) METER, TYP

— (E) PANEL A

— (E) PANEL B

— (E) TELCO

— (E) ELECTRICAL ROOM
AT GARAGE LEVEL

46.3
CONC.

(E) GAS METER —

(E) BOLLARD —

(E) CMU WALL, TYP. —

(E) BUILDING

±28'-0"

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

1

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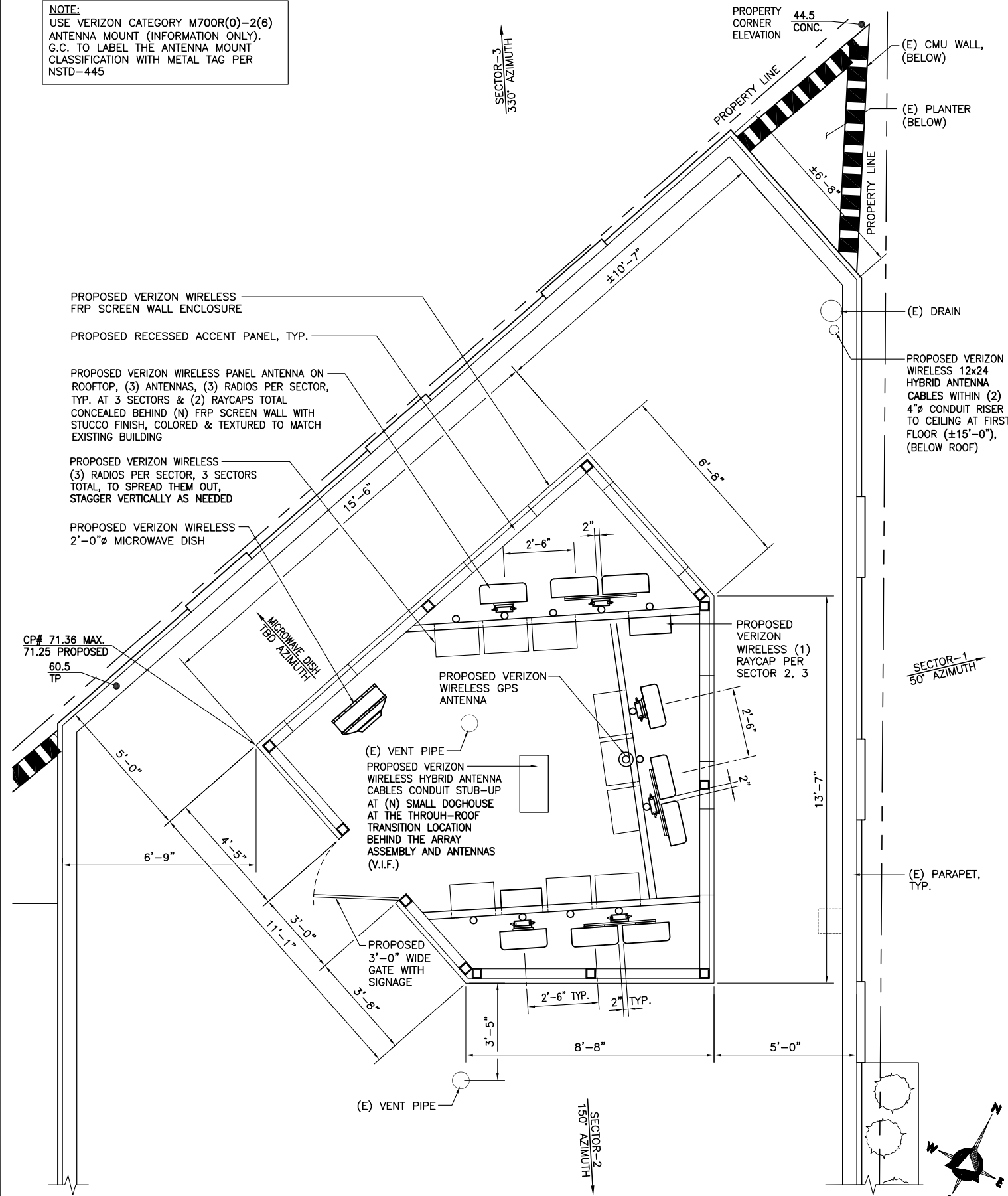
SHEET TITLE:

**EXISTING
GARAGE LEVEL**

A-1.3

EXISTING GARAGE LEVEL

NOTE:
USE VERIZON CATEGORY M700R(0)-2(6)
ANTENNA MOUNT (INFORMATION ONLY).
G.C. TO LABEL THE ANTENNA MOUNT
CLASSIFICATION WITH METAL TAG PER
NSTD-445



ANTENNA LAYOUT

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



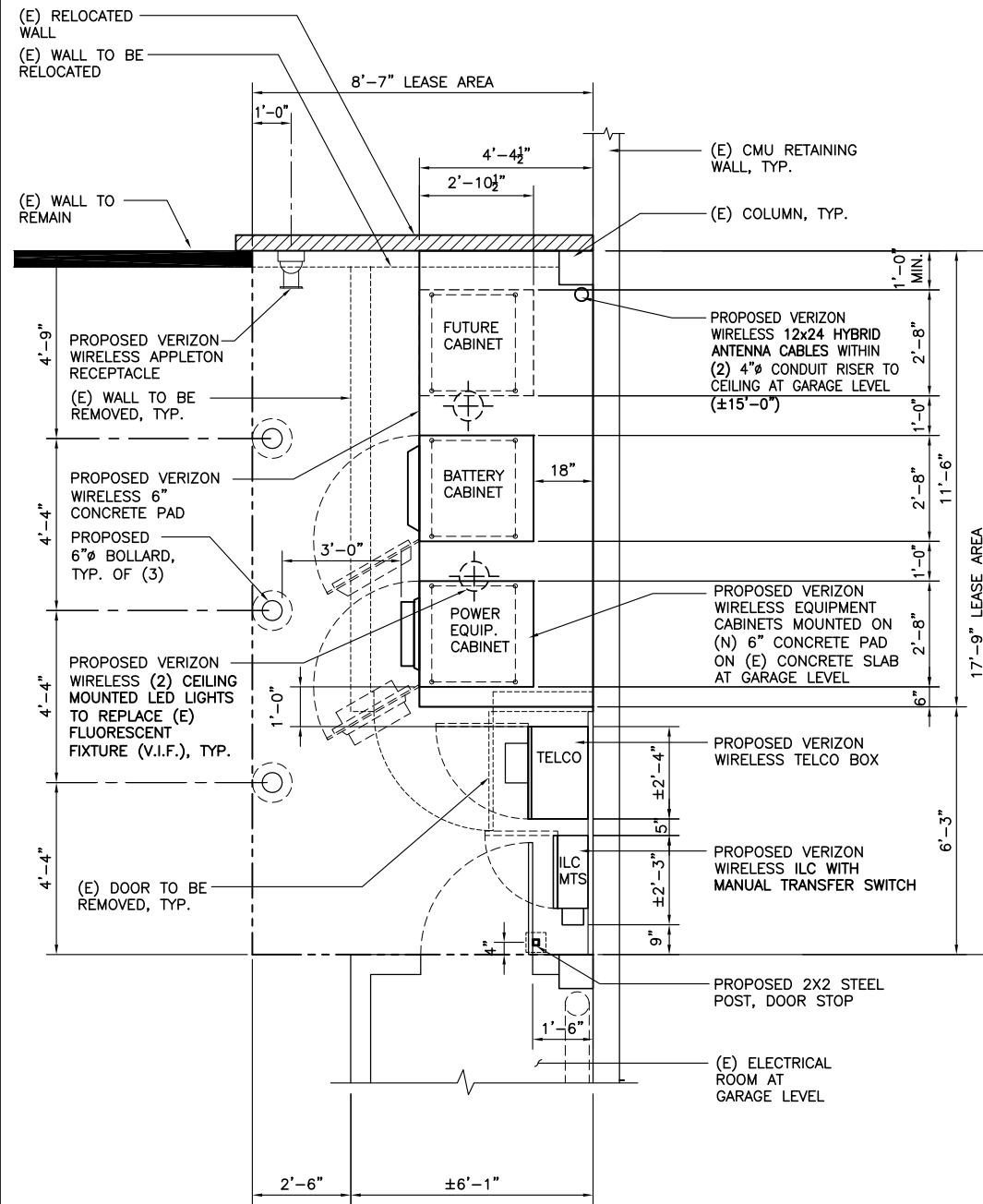
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EQUIPMENT LAYOUT

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



1



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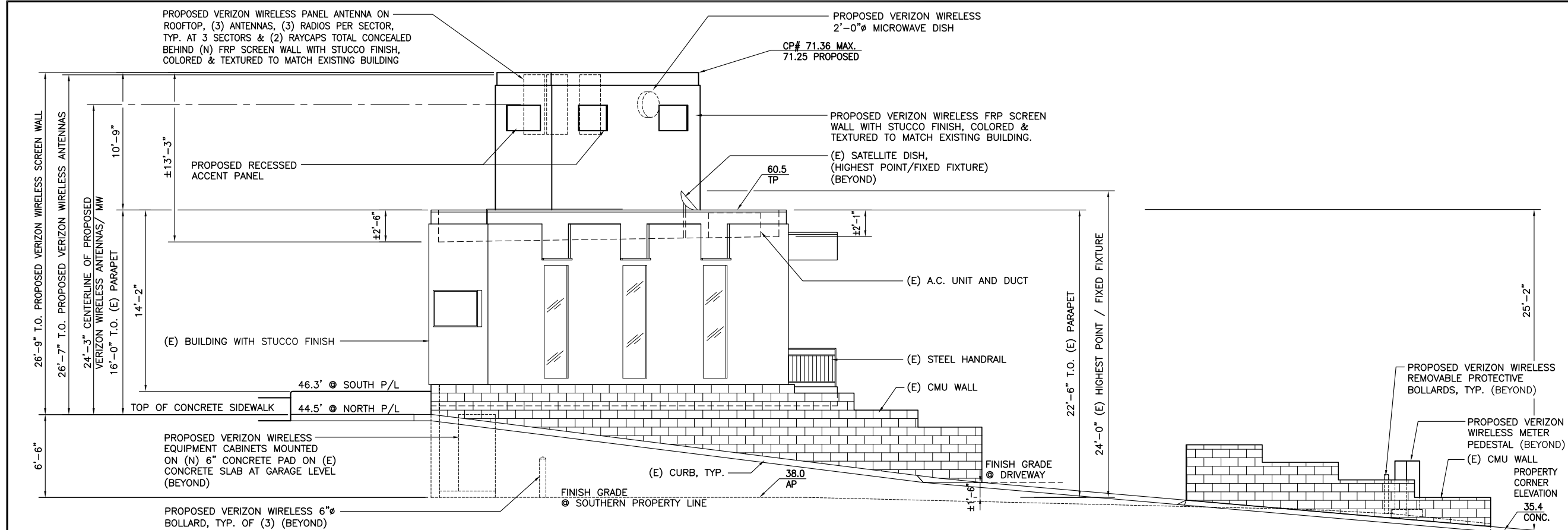
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SHEET TITLE:

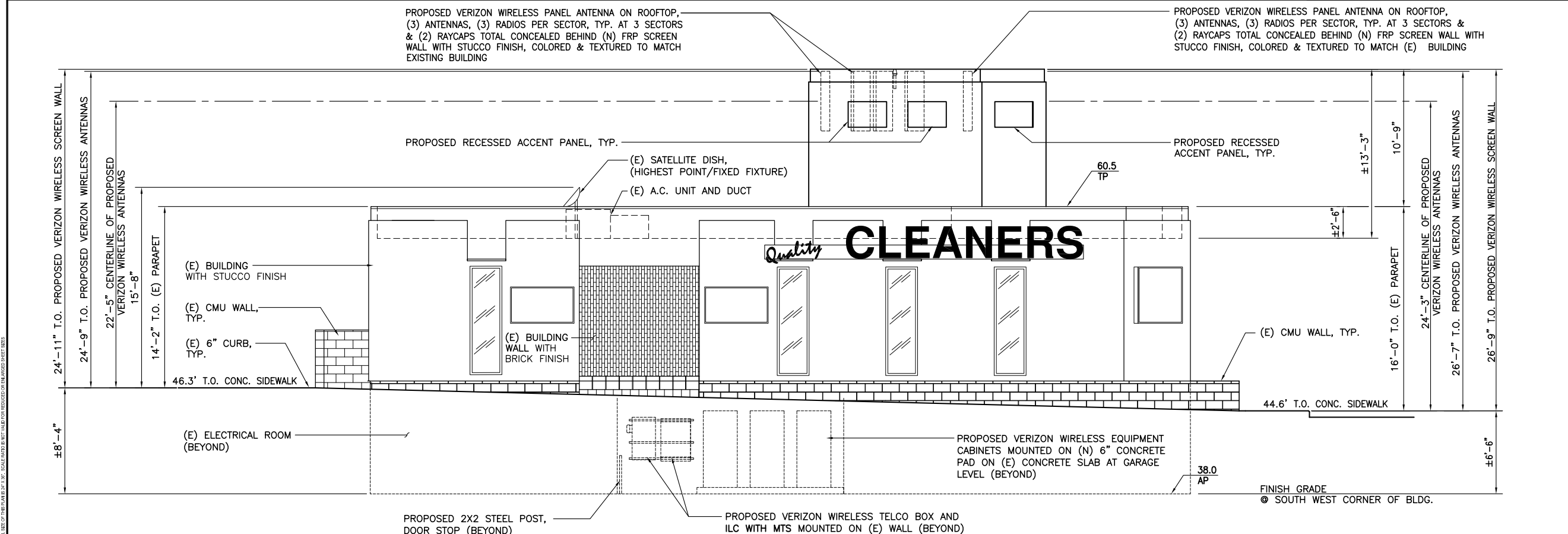
EQUIPMENT LAYOUT &
ANTENNA LAYOUT

A-2



NORTH ELEVATION

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



EAST ELEVATION

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

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SHEET TITLE:

NORTH & EAST
ELEVATIONS

A-3

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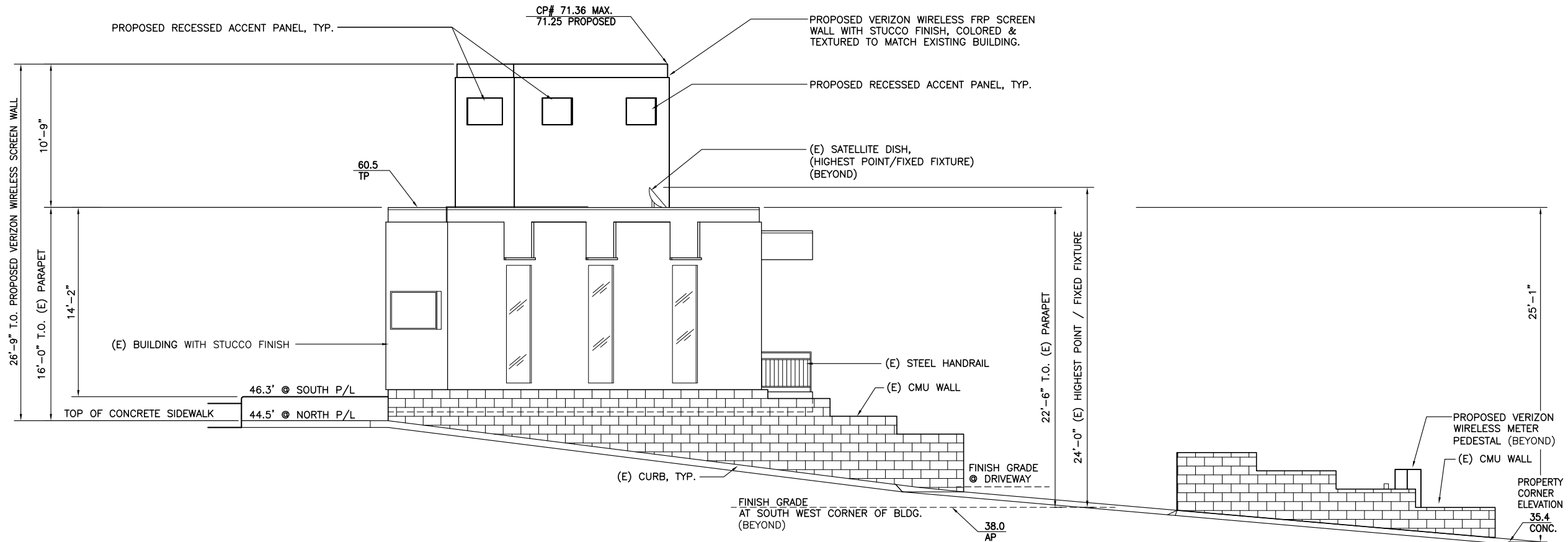


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SHEET TITLE:
**NORTH & EAST
ELEVATIONS _
WITHOUT THE
ANTENNAS DASHED**

A-3.1

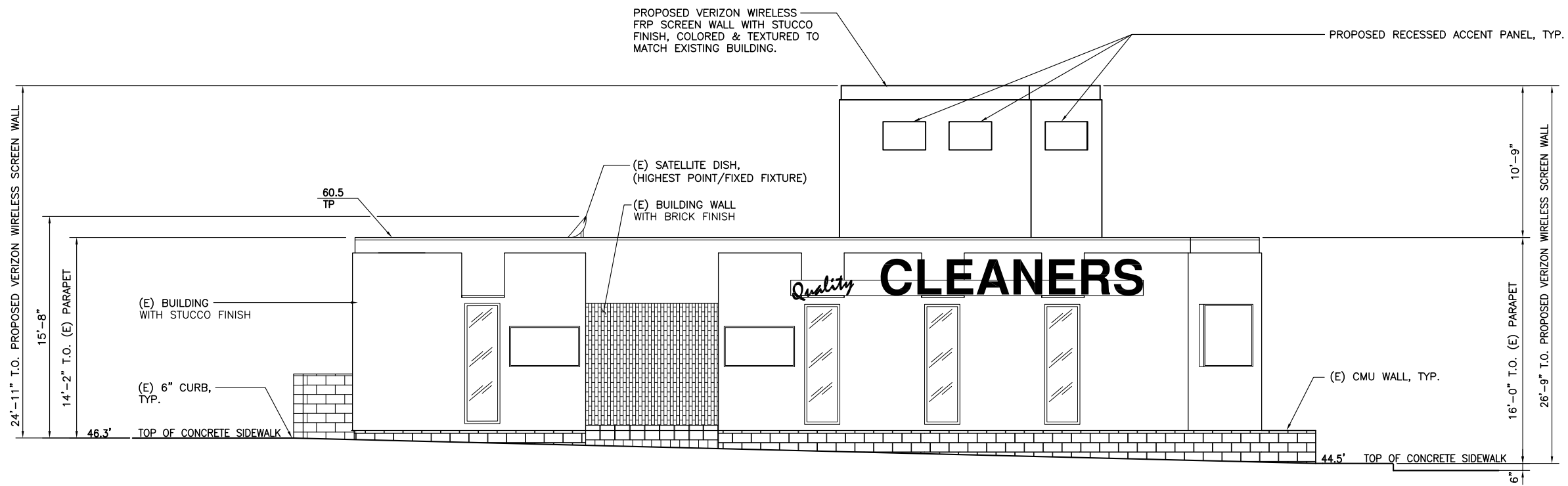


NORTH ELEVATION _ WITHOUT THE ANTENNAS DASHED

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




1



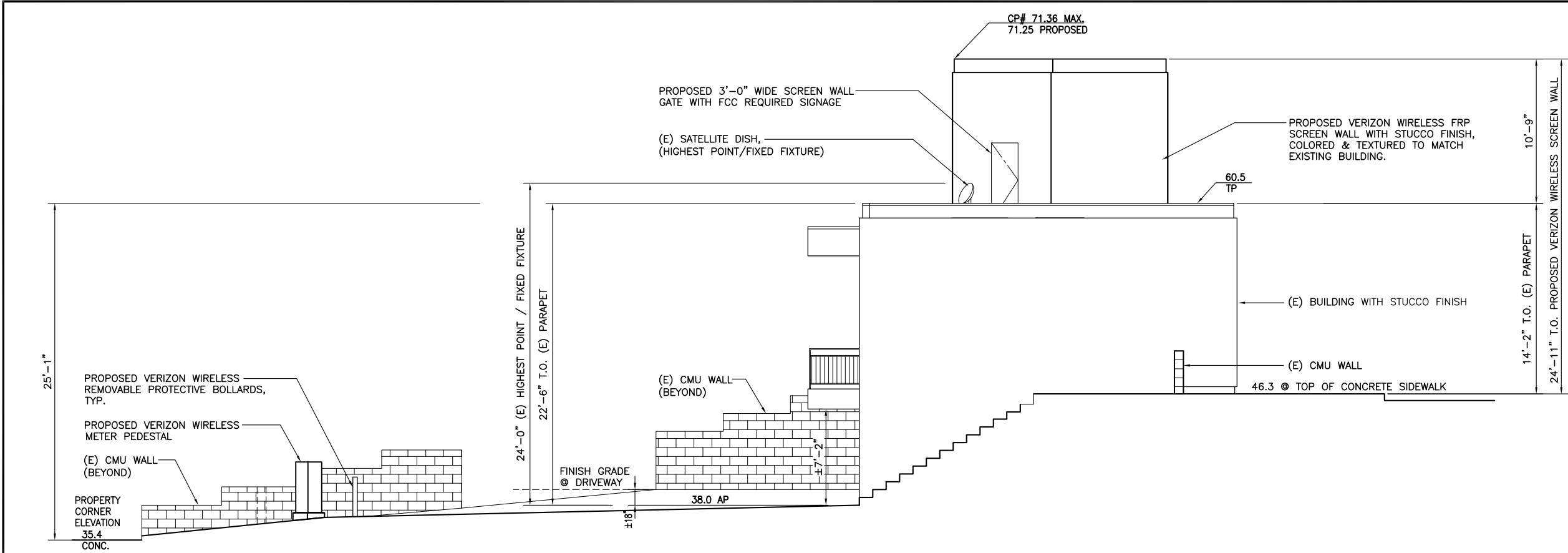
EAST ELEVATION _ WITHOUT THE ANTENNAS DASHED

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



2

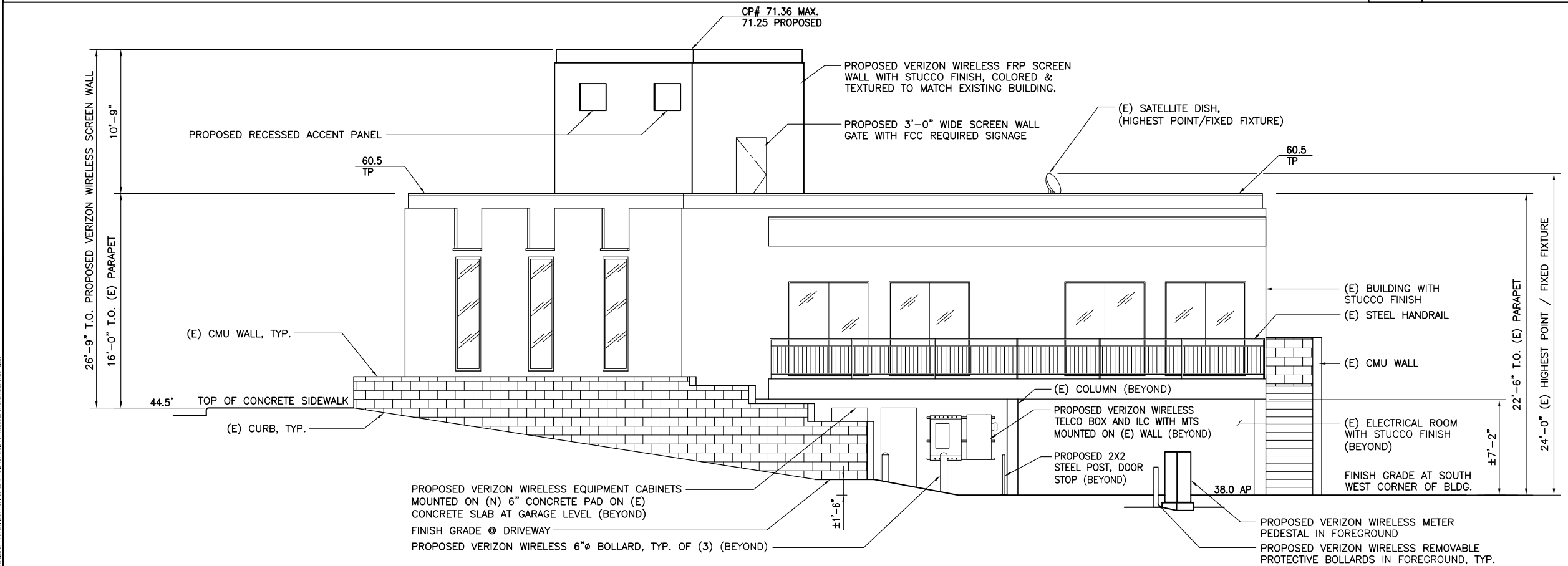
NOTE: THE ORIGINAL SET OF THE PLANS IS 3" X 5". SCALE AND IS NOT VALID FOR REDUCTION OF PLANS OR SHEET SIZES



SOUTH ELEVATION _ WITHOUT THE ANTENNAS DASHED

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

1



WEST ELEVATION _ WITHOUT THE ANTENNAS DASHED

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

2

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7	05/11/2021	100% ZONING	JD



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TEL: 949-622-0333 FAX: 949-622-0331
DGE JOB # I19V8003A

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verizon

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IRVINE, CA 92618

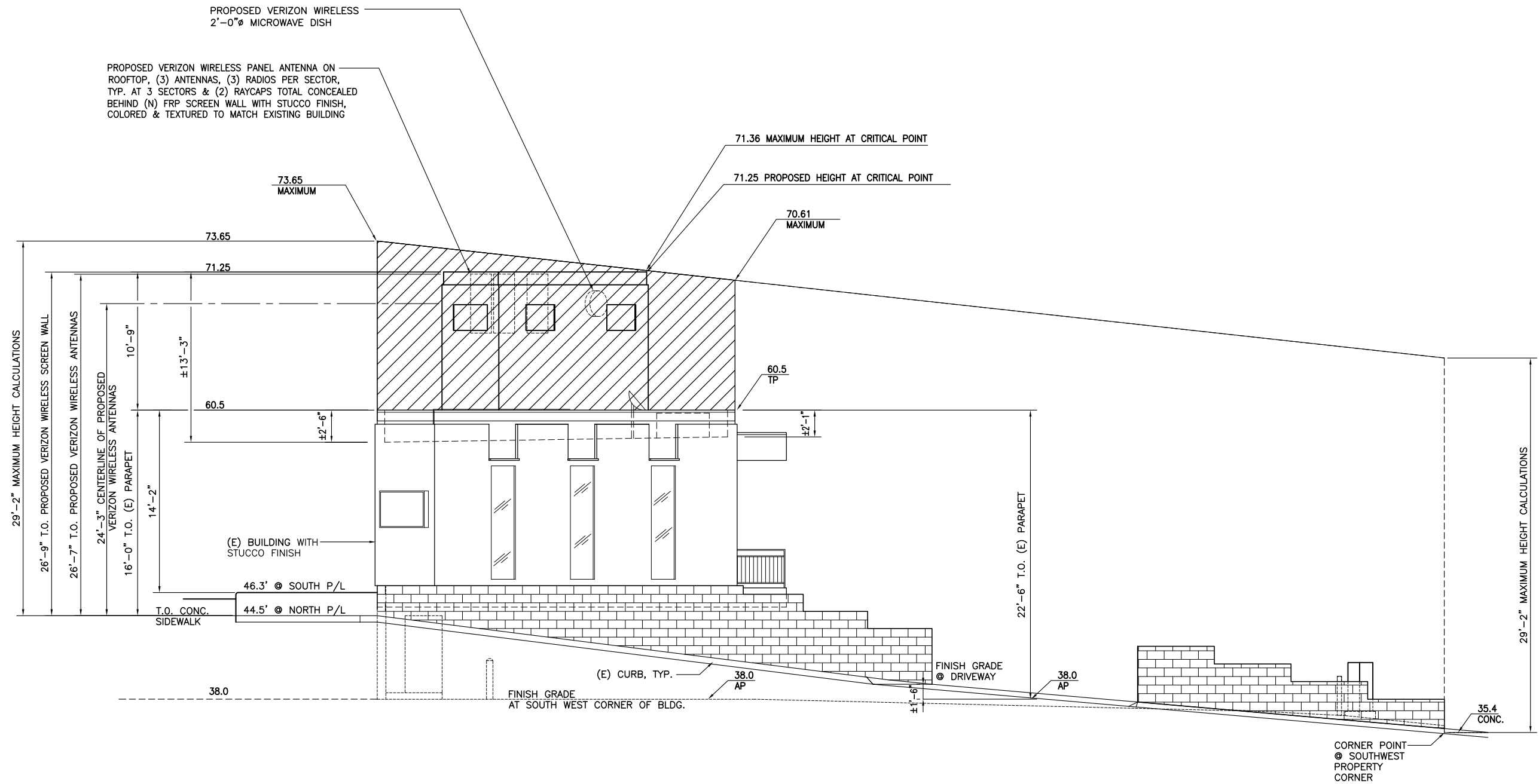
OZONE

2629 MANHATTAN AVE.
HERMOSA BEACH, CA 90254

SHEET TITLE:
SOUTH & WEST
ELEVATIONS _
WITHOUT THE
ANTENNAS DASHED

A-4.1

NOTE: THE ORIGINAL SIZE OF THE PLANS IS 11" X 17". SCALE MUST BE NOTIFIED FOR REDUCED OR ENLARGED SHEET SIZES.



MAXIMUM HEIGHT CALCULATIONS DIAGRAM (NORTH ELEVATION)

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



1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	08/20/19	90% ZONING	TT
2	09/16/19	90% ZONING	TT
3	07/10/20	90% ZONING	TT
4	08/06/20	90% ZONING	TT
5	09/03/20	100% ZONING	TT
6	04/21/2021	100% ZONING	JD
7	05/11/2021	100% ZONING	JD



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IRVINE, CA 92618

OZONE

2629 MANHATTAN AVE.
HERMOSA BEACH, CA 90254

SHEET TITLE:
**MAXIMUM HEIGHT
CALCULATIONS
DIAGRAM
(NORTH ELEVATION)**

A-5



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM MANHATTAN AVENUE



EXISTING



PROPOSED LOOKING SOUTHEAST FROM 27TH STREET



EXISTING



PROPOSED LOOKING NORTHEAST FROM GREENWICH VILLAGE



EXISTING



PROPOSED LOOKING NORTHWEST FROM MANHATTAN AVENUE