

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 7)

SPECIAL USE PERMIT FOR GRADING

(see page 9)

SPECIAL USE PERMIT FOR STABLES

(see page 12)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: SunValley North			
Project Description: To modify the existing telecommunications facility to expand the ground space and install additional antennas on the existing tower.			
Project Address: 5465 Sun Valley Boulevard, Sun Valley, NV 89433			
Project Area (acres or square feet): less than 600 square feet of the property will be impacted			
Project Location (with point of reference to major cross streets AND area locator): On Sun Valley Boulevard near to the crossing of Sun Valley Blvd and W 5th Avenue.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
085-582-36	1.425		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). Special Use Permit SW001-006			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Affordable Storage Solutions LLC		Name:	
Address: 5465 Sun Valley Boulevard		Address:	
Sun Valley, NV	Zip: 89433		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: New Cingular Wireless PCS dba AT&T Mobility		Name:	
Address: 605 Coolidge Drive, #100		Address:	
Folsom, CA	Zip: 95630		Zip:
Phone: 916-296-2011	Fax:	Phone:	Fax:
Email: sara.king@epicwireless.net		Email:	
Cell: 916-296-2011	Other:	Cell:	Other:
Contact Person: Sara King		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

Collocation on an existing cell tower facility which will include installation of new antennas on the tower and establishment of a small ground space for an 8' x 8' equipment shelter and an emergency back up generator.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

See attached site plans.

3. What is the intended phasing schedule for the construction and completion of the project?

Single phase construction. Depending on completing planning and building permits we anticipate start of construction sometime in Spring of 2020.

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

Collocation will minimize impacts to this location.

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

Increased cellular and wi-fi (including emergency services) coverage in the area.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

None.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

None.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. Utilities:

a. Sewer Service	N/A
b. Electrical Service	NV Energy
c. Telephone Service	N/A
d. LPG or Natural Gas Service	N/A
e. Solid Waste Disposal Service	N/A
f. Cable Television Service	N/A
g. Water Service	N/A

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #	N/A - no water needed	acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

N/A

10. Community Services (provided and nearest facility):

a. Fire Station	Reno Fire Department
b. Health Care Facility	West Hills Hospital
c. Elementary School	Sun Valley Elementary School
d. Middle School	Sparks Middle School
e. High School	North Valleys High School
f. Parks	University Ridge Park
g. Library	TMCC Elizabeth Sturm Library
h. Citifare Bus Stop	Sun Valley Boulevard and El Rancho Drive

**Special Use Permit Application
for Grading
Supplemental Information**
(All required information may be separately attached)

1. What is the purpose of the grading?

No grading required.

2. How many cubic yards of material are you proposing to excavate on site?

None.

3. How many square feet of surface of the property are you disturbing?

330 square feet for utility trenching; soils will be returned to the trench.

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

None.

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

Yes, Special Use Permit is triggered here by it being a cell facility adding ground space.

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

N/A

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)

Yes.

8. Can the disturbed area be seen from off-site? If yes, from which directions and which properties or roadways?

No.

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

No.

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

N/A

11. Are you planning any berms?

Yes	No X	If yes, how tall is the berm at its highest?
-----	------	--

12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

No.

13. What are you proposing for visual mitigation of the work?

N/A

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

No tree removal.

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

N/A

16. How are you providing temporary irrigation to the disturbed area?

N/A

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

N/A

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	No X	If yes, please attach a copy.
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Property Owner Affidavit

Applicant Name: New Cingular Wireless PCS dba AT&T Mobility

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Annie Paulin, on Behalf of Crown Castle MU LLC, attorney in fact for Affordable Storage Solutions, LLC
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 085-582-36

Printed Name Annie Paulin
Signed [Signature]
Address 1 Park place, suite 300
Dublin, CA 94568

Subscribed and sworn to before me this _____ day of _____, _____ (Notary Stamp)

Notary Public in and for said county and state

My commission expires: _____

*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

See Attached Acknowledgment.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda)

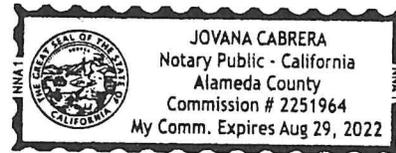
On 10/17/2019 before me, Jovana Cabrera, a Notary Public
(insert name and title of the officer)

personally appeared Annie Paulin,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



A.P.N. 085-582-36

DOC #4646681

WHEN RECORDED RETURN TO:

After Recording Return to:
Crown Castle
1220 Augusta, Suite 600
Houston, TX 77057
Attn: PEP

10/26/2016 01:55:27 PM
Electronic Recording Requested By
CROWN CASTLE USA
Washoe County Recorder
Lawrence R. Burtness
Fee: \$24.00 RPTT: \$0
Page 1 of 8

Prepared by:
Lake & Cobb, PLC
1095 W. Rio Salado Pkwy, Suite 206
Tempe, AZ 85281

Space above this line for Recorder's Use
Prior recorded document(s) in Washoe County, Nevada:
April 20, 2009 at #3750625

This Memorandum does not contain the social security number of any person.

**MEMORANDUM OF SECOND AMENDMENT TO
SITE LEASE WITH OPTION**

This Memorandum of Second Amendment to Site Lease With Option is made effective this 25 day of October, 2016 by and between AFFORDABLE STORAGE SOLUTIONS LLC, a Nevada limited liability company (hereinafter referred to as "Lessor") and CROWN CASTLE MU LLC, a Delaware limited liability company, f/k/a Mountain Union Telecom LLC (hereinafter referred to as "Lessee").

1. Pacific Coast, Inc., a Nevada corporation ("Original Lessor") and Cricket Nevada Property Company, a Delaware corporation ("Original Lessee") entered into a Site Lease With Option dated July 27, 2001 (the "Original Lease") whereby Original Lessee leased certain real property, together with access and utility easements, located in Washoe County, Nevada from Original Lessor (the "Premises"), all located within certain real property owned by Original Lessor ("Lessor's Property"). Lessor's Property, of which the Premises is a part, is more particularly described on Exhibit A attached hereto.

Site Name: Sunvalley North
Business Unit #: 839498

1

Sent By JT Date 10/28/16 BUN 839498

Lease ID 601514 Doc Type 12

2. The Original Lease was amended by that certain First Amendment to Site Lease With Option dated June 18, 2008, a memorandum of which was recorded on April 20, 2009 at Instrument No. 3750625 ("First Amendment") (hereinafter the Original Lease and First Amendment are collectively referred to as the "Lease").

3. Affordable Storage Solutions LLC is currently the Lessor under the Lease as the current owner of Lessor's Property, as more fully set forth in the Grant, Bargain and Sale Deed recorded on March 21, 2016 at Instrument No. 4571801 in the official records of Washoe County, Nevada.

4. Crown Castle MU LLC is currently the Lessee under the Lease as more fully set forth in the First Amendment.

5. The Lease had an initial term that commenced on August 1, 2001 and expired on July 31, 2006. The Lease, as amended, provides for nine (9) extensions of five (5) years each, three (3) of which were exercised by Lessee (each extension is referred to as a "Renewal Term"). According to the Lease, the final Renewal Term expires July 31, 2051.

6. Lessor and Lessee have entered into a Second Amendment to Site Lease With Option (the "Second Amendment"), of which this is a Memorandum, providing for ten (10) additional Renewal Terms of five (5) years each. Pursuant to the Second Amendment, the final Renewal Term expires on July 31, 2101.

7. If requested by Lessee, Lessor will execute, at Lessee's sole cost and expense, all documents required by any governmental authority in connection with any development of, or construction on, the Premises, including documents necessary to petition the appropriate public bodies for certificates, permits, licenses and other approvals deemed necessary by Lessee in Lessee's absolute discretion to utilize the Premises for the purpose of constructing, maintaining and operating communications facilities, including without limitation, tower structures, antenna support structures, cabinets, meter boards, buildings, antennas, cables, equipment and uses incidental thereto. Lessor agrees to be named applicant if requested by Lessee. In furtherance of

the foregoing, Lessor hereby appoints Lessee as Lessor's attorney-in-fact to execute all land use applications, permits, licenses and other approvals on Lessor's behalf. Lessor shall be entitled to no further consideration with respect to any of the foregoing matters.

8. The terms, covenants and provisions of the Second Amendment shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Lessor and Lessee.

9. A copy of the Second Amendment is on file with Lessor and Lessee.

[Execution Pages Follow]

**EXHIBIT A
(Legal Description of Lessor's Property)**

PARCEL 1:

ALL THAT CERTAIN REAL PROPERTY SITUATE WITHIN A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION NINETEEN (19), TOWNSHIP TWENTY (20) NORTH, RANGE TWENTY (20) EAST, M.D.M., COUNTY OF WASHOE, STATE OF NEVADA, BEING FURTHER DESCRIBED AS PARCEL 1 OF DEED DOCUMENT NO. 2603555, RECORDED OCTOBER 05, 2001 AND A PORTION OF LOT 2-A, AS SHOWN ON RECORD OF SURVEY MAP NO. 3324, FILE NO. 2147859, RECORDED OCTOBER 24, 1997, BOTH DOCUMENTS BEING OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2-A;

THENCE COINCIDENT WITH THE NORTHERLY LINE OF SAID LOT 2-A THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 89°44'10" EAST, 106.01 FEET;
2. SOUTH 00°16'03" EAST, 9.94 FEET,
3. SOUTH 89°43'28" EAST, 61.67 FEET, TO THE WESTERLY LINE OF THAT CERTAIN LEASE PARCEL DESCRIBED IN THE ASSIGNMENT AND ASSUMPTION OF LEASE DOCUMENT NO. 3438947, RECORDED SEPTEMBER 15, 2006, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA;

THENCE DEPARTING SAID NORTHERLY LINE AND COINCIDENT WITH SAID WESTERLY LEASE PARCEL LINE, SOUTH 00°16'03" EAST, 185.62 FEET TO THE SOUTHWEST CORNER OF SAID LEASE PARCEL;

THENCE EASTERLY COINCIDENT WITH THE SOUTHERLY LINE OF SAID LEASE PARCEL, SOUTH 89°44'53" EAST, 51.76 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED PARCEL 1;

THENCE COINCIDENT WITH THE EASTERLY LINE OF SAID PARCEL 1, SOUTH 00°15'56" EAST, 135.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1;

THENCE WESTERLY COINCIDENT WITH THE SOUTHERLY LINE OF SAID PARCEL 1, NORTH 89°44'49" WEST, 221.18 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1;

THENCE NORTHERLY COINCIDENT WITH THE WESTERLY LINES OF SAID PARCEL 1 AND AFOREMENTIONED LOT 2-A, NORTH 00°02'09" EAST, 330.59 FEET TO THE POINT OF BEGINNING AND END OF THIS DESCRIPTION.

SAID LAND IS ALSO KNOWN AS PARCEL B AS SHOWN ON RECORD OF SURVEY NO. 5646 FOR IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR AGREE SUN VALLEY NV, LLC., AND PACIFIC COAST INC., FILED IN THE OFFICE OF THE WASHOE COUNTY RECORDER ON JUNE 29, 2015 AS FILE NO. 4484812.

NOTE. THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 29, 2015 AS INSTRUMENT NO. 4484811 OF OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

PARCEL 2:

A NON EXCLUSIVE EASEMENT, 20 FEET IN WIDTH, FOR INGRESS AND EGRESS AS SET FORTH IN AN INSTRUMENT RECORDED AUGUST 14, 1980, AS DOCUMENT NO. 687948, IN BOOK 1532, PAGE 950 OF OFFICIAL RECORDS, THE SOUTHERN LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN BLOCK A OF SUN VALLEY SUBDIVISION NO.3, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, NEVADA, ON JULY 26, 1950, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 2, 165.53 FEET, MORE OR LESS, TO THE NORTHEASTERLY CORNER OF PARCEL 1 OF LAND DESCRIBED IN THE DEED RECORDED MARCH 10, 1980, IN BOOK 1483, PAGE 715, OFFICIAL RECORDS, AND THE TRUE POINT OF BEGINNING, THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL 1 AND ITS WESTERLY EXTENSION THEREOF, SOUTH 89°27'24" WEST 201.00 FEET.

NOTE: THE ABOVE METES AND BOUNDS LEGAL PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 05, 2001 IN BOOK N/A AS INSTRUMENT NO. 2603555, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

PARCEL 3:

EASEMENTS FOR (A) PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER AND ACROSS THE DRIVES AND DRIVEWAYS; (B) CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF ANY AND ALL WATER, ELECTRIC, TELEPHONE, CABLE, GAS, SANITARY SEWER, STORM SEWER AND OTHER UTILITY LINES AND RELATED FACILITIES; (C) FLOW, DISBURSEMENT, DISCHARGE AND DEFLECTION OF STORM AND SURFACE WATERS, INCLUDING THE DISCHARGE OF STORM AND SURFACE WATERS INTO AND THROUGH THE STORM SEWER LINES, DRAINS, PIPES, MANHOLES, INLETS, CATCH BASINS, DETENTION PONDS AND RELATED FACILITIES, (D) FLOW, DISBURSEMENT AND DISCHARGE OF SANITARY SEWER IN, TO, OVER, ACROSS, UNDER AND THROUGH THE SANITARY SEWER LINES, PIPES, MANHOLES, CLEANOUTS AND RELATED FACILITIES; (E) THE USE AND RECEIPT OF WATER

FLOWING THROUGH AND DISCHARGED FROM THE DOMESTIC WATER AND FIRE PROTECTION LINES, PIPES, METER AND RELATED FACILITIES, ALL AS CONTAINED AND SET FORTH IN THE DOCUMENT RECORDED FEBRUARY 11, 2005 AS 3168891 OF OFFICIAL RECORDS.

The above described legal description is the same as set forth in that certain Grant, Bargain and Sale Deed recorded at Document Number 4571801 of the Official Records of Washoe County, Nevada.

A.P.N. 085-582-10

DOC # 3750625

04/20/2009 11:03:21 AM
Requested By
CENTRAL PROPERTY SEARCH INC
Washoe County Recorder
Kathryn L. Burke - Recorder
Fee: \$47.00 RPTT: \$0.00
Page 1 of 9

WHEN RECORDED RETURN TO:

RECORD AND RETURN TO:
CENTRAL PROPERTY SEARCH
9 LAWN AVENUE SUITE 200
NORRISTOWN, PA 19403

#425039-12



Space above this line for Recorder's Use
Cross Reference See Exhibit C

**MEMORANDUM OF FIRST AMENDMENT TO
SITE LEASE WITH OPTION**

This Memorandum of First Amendment to Site Lease with Option is made this 18 day of June, 2008 by and between PACIFIC COAST, INC., a Nevada corporation, with a mailing address of 2025 Echo Place, San Ramon, California 94582 (hereinafter referred to as "Lessor") and CROWN CASTLE MU LLC, a Delaware limited liability company f/k/a Mountain Union Telecom LLC, with its principal offices located at 2000 Corporate Drive, Canonsburg, Pennsylvania 15317 (hereinafter referred to as "Lessee").

1. Lessor and Cricket Nevada Property Company ("Original Lessee") entered into a Site Lease with Option dated July 27, 2001 (the "Original Lease") whereby Original Lessee leased certain real property, together with access and utility easements, located in Washoe County, Nevada from Lessor (the "Leased Premises"), all located within certain real property owned by Lessor ("Lessor's Property"). Lessor's Property, of which the Leased Premises is a part, is more particularly described on Exhibit A attached hereto. The Leased Premises is more particularly described on Exhibit B attached hereto.

Site Name: Sunvalley North
Business Unit #: 839498



By: [Signature] Date: 2/19/09
BUR: 839498 LMB: 601514

2. Crown Castle MU LLC is currently the Lessee under the Lease as set forth in the Assignment and Assumption of Site Lease Agreement recorded January 10, 2006 at Instrument No. 3334253 in the Office of the Washoe County Recorder.

3. The Lease had an initial term that expired on July 31, 2006 ("Initial Term"). The Lease provides for five extensions of five years each, the first of which was exercised by Lessee. According to the Lease, the final extension expires July 31, 2031.

4. Lessor and Lessee have entered into a First Amendment to Site Lease with Option (the "First Amendment"), of which this is a Memorandum, providing for four Renewal Terms of five years each. Pursuant to this First Amendment, the final Renewal Term expires on July 31, 2051.

5. By the First Amendment, Lessor granted to Lessee the right of first refusal to purchase all, or a portion, of the Lessor's Property, the details of which are set forth in the First Amendment.

6. The terms, covenants and provisions of the First Amendment shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Lessor and Lessee.

7. This Memorandum does not contain the social security number of any person.

8. A copy of the First Amendment is on file with Lessor and Lessee.

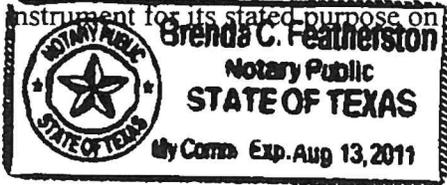
[Execution Page Follows]

LESSEE:
CROWN CASTLE MU LLC, a Delaware
limited liability company

By: [Signature]
Name: R. Christopher Mooney
Its: Director - Land Acquisition Operations

STATE OF Texas)
)ss:
COUNTY OF Harris)

On this 18 day of June, 2008, before me, a Notary Public in and for the said county and state, personally appeared R. Christopher Mooney the Director of CROWN CASTLE MU LLC, who acknowledged that he/she did sign the foregoing instrument for its stated purpose on behalf of said company.



[Signature]

Notary Public

BRENDA C. FEATHERSTON

My Commission Expires:
8-13-11

EXHIBIT A
(Legal Description of Lessor's Property)

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF NEVADA,
COUNTY OF WASHOE, DESCRIBED AS FOLLOWS:

PARCEL 1:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 IN BLOCK A OF SUN VALLEY SUBDIVISION NO. 3, WASHOE COUNTY, NEVADA, ACCORDING TO THE MAP THEREOF, FILED IN THIS OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, ON JULY 26, 1950; THENCE ALONG THE SOUTHERN LINE OF SAID LOT 2, NORTH 89°27'24" EAST 200.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°45'33" WEST ALONG THE EASTERN LINE OF THE PARCELS OF LAND CONVEYED TO MILLARD M. ARTLIP AND WIFE, BY DEEDS RECORDED NOVEMBER 9, 1961, UNDER FILING NO. 347482, DEED RECORDS, AND RECORDED SEPTEMBER 11, 1962, UNDER FILING NO. 367364, DEED RECORDS, A DISTANCE 134.99 FEET; THENCE NORTH 89°27'24" EAST, 220.47 FEET; THENCE SOUTH 1°03'46" EAST, 135.00 FEET; THENCE ALONG THE SOUTHERN LINE OF SAID LOT 2, SOUTH 89°27'24" WEST, 221.18 FEET TO THE TRUE POINT OF BEGINNING; BEING A PORTION OF SAID LOT 2 IN BLOCK A OF SUN VALLEY SUBDIVISION NO. 3.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT, 20 FEET IN WIDTH, FOR INGRESS AND EGRESS AS SET FORTH IN AN INSTRUMENT RECORDED AUGUST 14, 1980, AS DOCUMENT NO. 687946, IN BOOK 1532, PAGE 950 OF OFFICIAL RECORDS, THE SOUTHERN LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN BLOCK A OF SUN VALLEY SUBDIVISION NO. 3 ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, NEVADA, ON JULY 26, 1950; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 2, 165.53 FEET, MORE OR LESS, TO THE NORTHEASTERLY CORNER OF PARCEL 1 OF LAND DESCRIBED IN THE DEED RECORDED MARCH 10, 1960, IN BOOK 1483, PAGE 715, OFFICIAL RECORDS, AND THE TRUE POINT OF BEGINNING; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL 1 AND ITS WESTERLY EXTENSION THEREOF, SOUTH 89°27'24" WEST 201.00 FEET.

EXHIBIT B
(Legal Description of Leased Premises)

TOWER AREA

ALL THAT PORTION OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 20 EAST OF THE MOUNT DIABLO MERIDIAN, WASHOE COUNTY, NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 19, THENCE N 89°44'30" W, A DISTANCE OF 258.81 FEET; THENCE S 0°15'30" W, A DISTANCE OF 526.13 FEET TO THE POINT OF BEGINNING; THENCE S 0°35'39" W, A DISTANCE OF 34.82 FEET; THENCE N 89°24'21" W, A DISTANCE OF 10.00 FEET; THENCE N 0°35'39" E, A DISTANCE OF 34.76 FEET; THENCE S 89°45'55" E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

A 10X20 FOOT EQUIPMENT LEASE AREA, LOCATED IN UNIT 3, SUN VALLEY MINI STORAGE, 5465 SUN VALLEY BOULEVARD, SUN VALLEY, NEVADA.

ACCESS EASEMENT

ALL THAT PORTION OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 20 EAST OF THE MOUNT DIABLO MERIDIAN, WASHOE COUNTY, NEVADA, BEING A 20 FEET WIDE ACCESS AND EGRESS EASEMENT, THE SOUTHERN LINE OF SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 19, THENCE N 89°44'30" W, A DISTANCE OF 55.30 FEET; THENCE S 0°15'30" W, A DISTANCE OF 526.09 FEET; THENCE N 89°44'56" W, A DISTANCE OF 201.00 FEET TO THE POINT OF BEGINNING; THENCE N 89°44'56" W, A DISTANCE OF 20.00 FEET TO THE POINT OF TERMINUS.

EXHIBIT C
(Documents of Record)

Document(s) of record in Washoe County, Nevada Records as follows:

Date Recorded.
unknown

Instrument No.



WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER
KATHRYN L. BURKE, RECORDER

1001 E. NINTH STREET
POST OFFICE BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3661
FAX (775) 325-8010

LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.

Justin M. Thomas
Signature

4/16/09
Date

Justin M. Thomas
Printed Name

Property Tax Reminder Notice

WASHOE COUNTY
 PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

PIN: 08558236
 AIN:

Balance Good Through:	09/16/2019
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO
 :894333:

AFFORDABLE STORAGE SOLUTIONS LL
 5465 SUN VALLEY BLVD UNIT A
 SUN VALLEY NV 89433

Description:

Situs: 5465 SUN VALLEY BLVD
 WASHOE COUNTY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
08558236	2019	2019178738	1	08/19/2019	1,324.91	0.00	53.00	1,377.91	0.00
08558236	2019		2	10/07/2019	1,324.89	0.00	0.00	1,324.89	0.00
08558236	2019		3	01/06/2020	1,324.89	0.00	0.00	1,324.89	0.00
08558236	2019		4	03/02/2020	1,324.88	0.00	0.00	1,324.88	0.00
Current Year Totals					5,299.57	0.00	53.00	5,352.57	0.00

Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
Prior Years Total								



at&t

SITE NUMBER: CVL01375

SITE NAME: SUN VALLEY NORTH

5465 SUN VALLEY BLVD
SUN VALLEY, NV 89433
JURISDICTION: WASHOE COUNTY

SITE TYPE: MONOPOLE / WIC

AT&T Site ID:
CVL01375
SUN VALLEY NORTH

Vendor:
EPIC
WIRELESS GROUP LLC
Connecting a Wireless World
605 Coolidge Dr. Suite 100
Folsom, CA, 95630

PREPARED FOR
 at&t
5001 Executive Parkway
San Ramon, California 94583

Architect:
Borges
ARCHITECTURAL GROUP
borgesarch.com
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 3037 FAX

AT&T SITE NO: CVL01375
PROJECT NO: T-18509-31
DRAWN BY: A.P.E.
CHECKED BY: J.E.S.

REV	DATE	DESCRIPTION
D	11/12/19	100% ZD REV 1
C	09/17/19	100% ZD SUBMITTAL
B	08/30/19	90% ZD REV 1
A	08/09/19	90% ZD SUBMITTAL

Licenser:

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.

Issued For:
11/12/19
100% ZD Submittal

SHEET TITLE:
TITLE SHEET

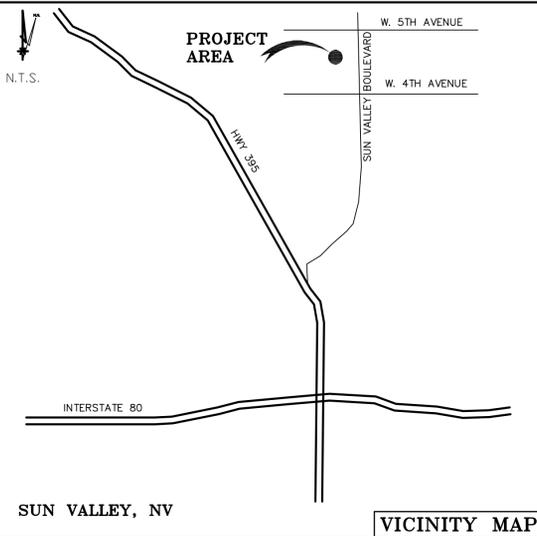
SHEET NUMBER:
T-1

PROJECT DESCRIPTION	PROJECT INFORMATION	PROJECT TEAM	SHEET INDEX	REV																											
<p>CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY.</p> <ol style="list-style-type: none"> INSTALL POWER / TELCO / FIBER TO SITE LOCATION INSTALL 8'-0" x 8'-0" PRE-MANUFACTURED CONCRETE WIC (WALK-IN CABINET) ON (P) CONCRETE SLAB FOUNDATION INSTALL NEW GPS UNIT INSTALL (P) METER, (P) DISCONNECT & (P) CIENA & UAM ON (P) H-FRAME INSTALL (3) 3-ANTENNA SECTOR MOUNTING FRAMES INSTALL (3) ANTENNAS PER SECTOR, FOR A TOTAL OF (9) INSTALL (5) RRHS PER SECTOR & (F) (2) RRHS PER SECTOR, TOTAL OF (21) INSTALL (3) (P) SURGE SUPPRESSORS ON TOWER INSTALL (3) (P) DC12 SURGE SUPPRESSORS AT EQUIPMENT AREA INSTALL (3) (P) 24 FIBER TRUNK, & (9) (P) DC CABLES INSTALL DOGHOUSE AT (E) MONOPOLE LOCATION INSTALL 30KW EMERGENCY BACKUP DIESEL FUEL GENERATOR w/ 190 GAL. BELLY TANK ON (P) CONCRETE SLAB FOUNDATION <p>*NO GRADING REQUIRED AT THIS SITE</p>	<p>Property Information: Site Name: SUN VALLEY NORTH Site Number: CVL01375 Search Ring: SUN VALLEY NORTH FA#: 13334607 Site Address: 5465 SUN VALLEY BLVD SUN VALLEY, NV 89433 A.P.N. Number: 085-582-36 Current Use: -- Proposed Use: TELECOMMUNICATIONS FACILITY Jurisdiction: WASHOE COUNTY Latitude: N 39° 35' 28.60" Longitude: W 119° 46' 53.34" Ground Elevation: 4714.7' AMSL</p> <p>Property Owner: AFFORDABLE STORAGE SOLUTIONS LLC 5465 SUN VALLEY BOULEVARD SUN VALLEY, NV 89433 contact: REBECCA ph: (209) 719-9464</p> <p>Power Agency: NV ENERGY 6226 WEST SAHARA AVENUE LAS VEGAS, NV 89146 ph: (775) 834-4444</p> <p>Telephone Agency: AT&T CALIFORNIA 525 MARKET STREET SAN FRANCISCO, CA 94105 ph: (800) 310-2355</p>	<p>Applicant / Lessee: AT&T MOBILITY 5001 EXECUTIVE PARKWAY, 4W550H SAN RAMON, CA 94583 contact: DAVID SCOTT email: js7845@att.com cell: (415) 260-5617</p> <p>Architect: BORGES ARCHITECTURAL GROUP, INC. 1478 STONE POINT DRIVE, SUITE 350 ROSEVILLE, CA 95661 contact: ANTHONY P. ERLER email 1: anthony@borgesarch.com email 2: telecomgroup@borgesarch.com ph: (916) 782-7200</p> <p>Structural Engineer: PZSE STRUCTURAL ENGINEERS 1478 STONE POINT DRIVE, SUITE 190 ROSEVILLE, CA 95661 contact: PAUL ZACHER SE, MLSE email: paul@pzse.com ph: (916) 961-3960</p> <p>RF Engineer: NP&E-RAN DESIGN & RF ENGINEERING contact: JAMES TEMPLE email: jt789y@att.com ph: (916) 486-3008</p> <p>Civil Vendor: VINCULUMS 1200 DEL PASO ROAD SACRAMENTO, CA 95834 contact: FLOYD GREEN ph: (480) 528-1927 email: fgreen@vinculums.com</p> <p>Property Development: EPIC WIRELESS GROUP, LLC. 605 COOLIDGE DRIVE, SUITE 100 FOLSOM, CA 95630 contact: SARA KING email: sara.king@epicwireless.net cell: (916) 296-2011</p> <p>Construction Manager: EPIC WIRELESS GROUP, LLC. 605 COOLIDGE DRIVE, SUITE 100 FOLSOM, CA 95630 contact: PETE MANAS email: pete.manas@epicwireless.net office ph: (530) 383-5957</p>	<p>T-1 TITLE SHEET</p> <p>GN-1 GENERAL NOTES, ABBREVIATIONS, & NOTES</p> <p>GN-2 SITE SINGAGE</p> <p>C-1 SITE SURVEY</p> <p>A-1.1 OVERALL SITE PLAN</p> <p>A-1.2 ENLARGED SITE PLAN</p> <p>A-2 ENLARGED EQUIPMENT PLAN</p> <p>A-3.1 ANTENNA PLAN & DETAILS</p> <p>A-3.2 EQUIPMENT DETAILS</p> <p>A-4.1 ELEVATIONS</p> <p>A-4.2 ELEVATIONS</p>	<p>D</p> <p>A</p> <p>C</p> <p>B</p> <p>B</p> <p>B</p> <p>D</p> <p>D</p> <p>D</p> <p>D</p>																											
CODE COMPLIANCE	VICINITY MAP	DIRECTIONS FROM AT&T																													
<p>ALL WORK 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 THESE CODES.</p> <ol style="list-style-type: none"> 2016 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS 2016 CALIFORNIA BUILDING CODE (CBC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2015 IBC (PART 2, VOL. 1-2) 2016 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H, PATIO COVERS, BASED ON THE 2015 IRC (PART 2.5) 2016 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN) (PART 11) (AFFECTED ENERGY PROVISIONS ONLY) 2016 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2015 IFC, WITH CALIFORNIA AMENDMENTS (PART 9) 2016 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2015 UMC (PART 4) 2016 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2015 UPC (PART 5) 2016 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2015 NEC (PART 3) 2016 CALIFORNIA ENERGY CODE (CEC) ANSI / EIA-TIA-222-H 2018 NFPA 101, LIFE SAFETY CODE 2019 NFPA 72, NATIONAL FIRE ALARM CODE 2019 NFPA 13, FIRE SPRINKLER CODE 		<p>DIRECTIONS FROM AT&T'S OFFICE AT 2600 CAMINO RAMON, SAN RAMON, CA</p> <ol style="list-style-type: none"> HEAD NORTHEAST TOWARD SUNSET DR TURN RIGHT TURN RIGHT TOWARD SUNSET DR TURN LEFT TOWARD SUNSET DR CONTINUE ONTO SUNSET DR SLIGHT RIGHT TOWARD BOLLINGER CANYON RD TURN RIGHT ONTO BOLLINGER CANYON RD MERGE ONTO I-680 N VIA THE RAMP TO SACRAMENTO MERGE ONTO I-680 N KEEP LEFT TO STAY ON I-680 N KEEP LEFT AT THE FORK TO STAY ON I-680 N KEEP LEFT AT THE FORK TO CONTINUE ON I-680 KEEP RIGHT AT THE FORK TO STAY ON I-680 TAKE EXIT 71A TOWARD I-80 E/SACRAMENTO MERGE ONTO I-80 E KEEP LEFT AT THE FORK TO STAY ON I-80 E TAKE EXIT 1A FOR I-80 TOWARD RENO CONTINUE ONTO I-80 E KEEP LEFT AT THE FORK TO STAY ON I-80 E KEEP LEFT TO STAY ON I-80 E TAKE EXIT 15 TO MERGE ONTO I-580 N/US-395 N TOWARD SUSANVILLE CONTINUE ONTO US-395 N TAKE EXIT 70B FOR CLEAR ACRE LANE TOWARD SUN VALLEY MERGE ONTO CLEAR ACRE LN CONTINUE STRAIGHT ONTO NV-443/CLEAR ACRE LN CONTINUE TO FOLLOW NV-443 CONTINUE STRAIGHT ONTO SUN VALLEY BLVD TURN LEFT 																													
OCCUPANCY AND CONSTRUCTION TYPE	SPECIAL INSPECTIONS	APPROVALS	GENERAL CONTRACTOR NOTES																												
<p>OCCUPANCY : U (UNMANNED)</p> <p>CONSTRUCTION TYPE: V-B</p> <p>DISABLED ACCESS REQUIREMENTS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, ACCESSIBILITY ACCESS IS NOT REQUIRED, IN ACCORDANCE WITH CALIFORNIA BUILDING CODE, CODE OF REGULATIONS, TITLE 24, PART 2, VOLUME 1, CHAPTER 11B, DIVISION 2, SECTION 11B-203.5</p>		<table border="1"> <thead> <tr> <th>APPROVED BY:</th> <th>INITIALS</th> <th>DATE:</th> </tr> </thead> <tbody> <tr> <td>AT&T:</td> <td></td> <td></td> </tr> <tr> <td>VENDOR:</td> <td></td> <td></td> </tr> <tr> <td>R.F.:</td> <td></td> <td></td> </tr> <tr> <td>LEASING / LANDLORD:</td> <td></td> <td></td> </tr> <tr> <td>ZONING:</td> <td></td> <td></td> </tr> <tr> <td>CONSTRUCTION:</td> <td></td> <td></td> </tr> <tr> <td>POWER / TELCO:</td> <td></td> <td></td> </tr> <tr> <td>PG&E:</td> <td></td> <td></td> </tr> </tbody> </table>	APPROVED BY:	INITIALS	DATE:	AT&T:			VENDOR:			R.F.:			LEASING / LANDLORD:			ZONING:			CONSTRUCTION:			POWER / TELCO:			PG&E:			<p>DO NOT SCALE DRAWINGS</p> <p>THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.</p> <div style="text-align: center;"> 800-227-2600 <small>Call 2 Full Working Days In Advance</small> </div>	
APPROVED BY:	INITIALS	DATE:																													
AT&T:																															
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CONSTRUCTION:																															
POWER / TELCO:																															
PG&E:																															

DATE OF SURVEY: 07-10-19
 SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, P.L.S. 13385
 LOCATED IN THE COUNTY OF WASHOE, STATE OF NEVADA
 BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.
 ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL.
 N.G.V.D. 1929 CORRECTION: SUBTRACT 3.61' FROM ELEVATIONS SHOWN.
 CONTOUR INTERVAL: N/A
 CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.
 ASSESSOR'S PARCEL NUMBER: 085-582-36
 OWNER(S): AFFORDABLE STORAGE SOLUTIONS LLC
 5465 SUN VALLEY BOULEVARD #A
 SUN VALLEY, NV 89433

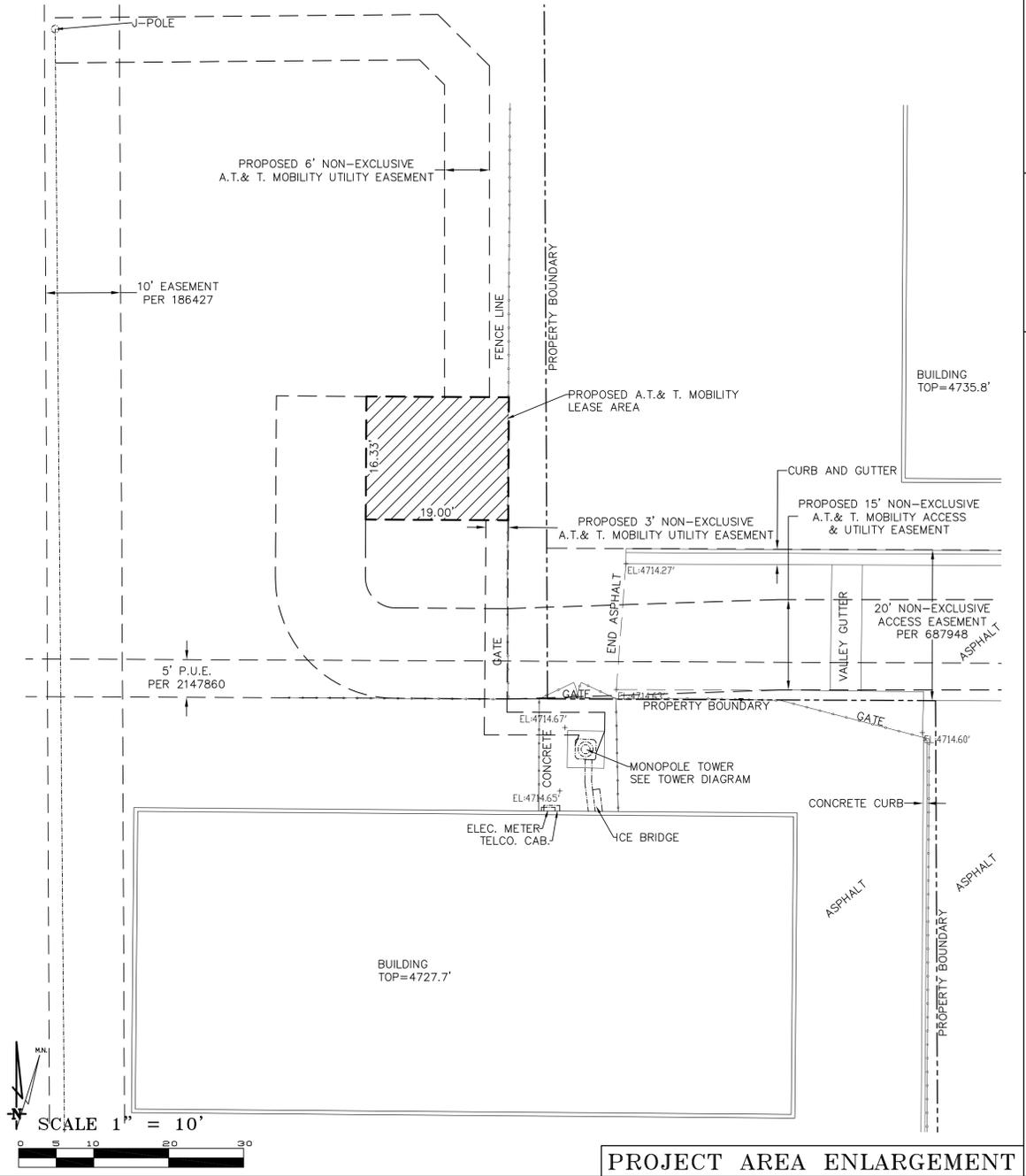
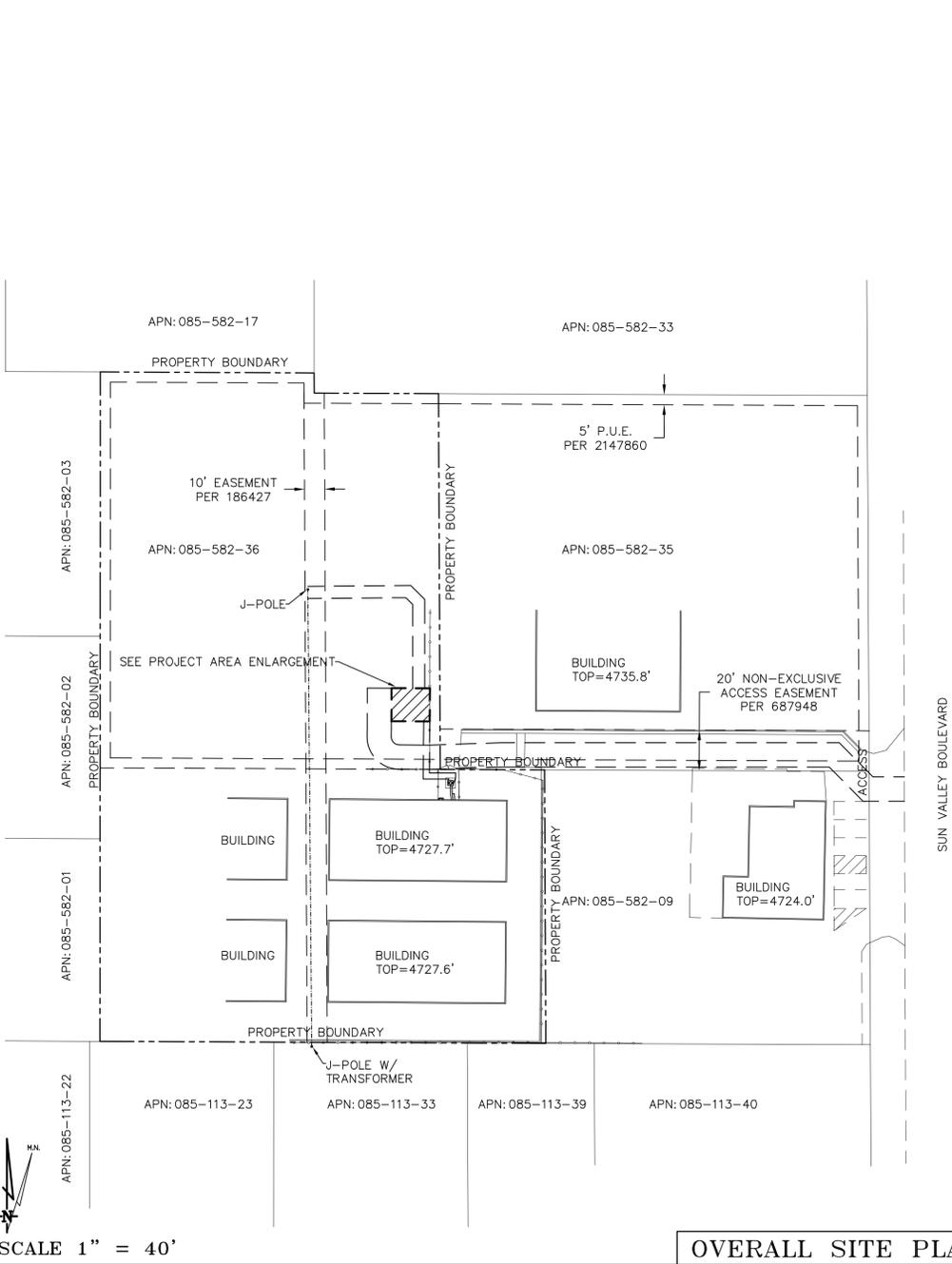
Geil Engineering
 Engineering * Surveying * Planning
 1226 High Street
 Auburn, California 95603-5015
 Phone: (530) 885-0426 * Fax: (530) 823-1309
 A.T. & T. Mobility
 Project Number/Name: CVL01375/Sun Valley North
 Project Site Location: 5465 Sun Valley Boulevard
 Sun Valley, NV 89433
 Washoe County
 Date of Observation: 07-10-19
 Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Pro XL post processed with Pathfinder Office software.
 Type of Antenna Mount: Existing Monopole
 Coordinates (Tower)
 Latitude: N 39° 35' 28.60" (NAD83) N 39° 35' 28.92" (NAD27)
 Longitude: W 119° 46' 53.34" (NAD83) W 119° 46' 49.65" (NAD27)
 ELEVATION of Ground at Structure (NAVD88) 4714.7' AMSL
 STRUCTURE HEIGHT: (Top of Tower) 69.1' AGL
 OVERALL HEIGHT: (Top of Raydome) 80.0' AGL
 CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91:003, and that they are true and accurate to the best of my knowledge and belief.
 Kenneth D. Geil Nevada PLS 13385

Lease Area Description
 All that certain lease area being a portion of that certain Parcel B as is shown on that certain Record of Survey filed for record as Survey Map #5646, Official Records of Washoe County, Nevada and being a portion of Section 19, Township 20 North, Range 20 East, M.D.B. & M., being more particularly described as follows:
 Commencing at a 5/8" Rebar & cap monument set for the Northeast corner of that certain Parcel A as is shown on the above referenced Record of Survey from which a 5/8" Rebar & Cap bears North 89°44'38" West 212.75 feet; thence from said point of commencement South 56°19'55" West 260.77 feet to the True Point of Beginning; thence from said point of beginning North 89°40'25" West 19.00 feet; thence South 00°19'35" West 16.33 feet; thence South 89°40'25" East 19.00 feet; thence North 00°19'35" East 16.33 feet to the point of beginning.
 Together with a non-exclusive easement for access and utility purposes twelve (12) feet in width the centerline of which is described as follows: beginning at a point which bears North 89°40'25" West 6.00 feet from the Northwest corner of the above described lease area and running thence South 00°19'35" West 24.03 feet; thence through a tangent curve to the left having a radius of 10.00 feet through an arc distance of 15.70 feet; thence tangent to the last curve South 89°38'07" East 15.07 feet; thence North 88°06'15" East 36.20 feet; thence East 164.55 feet; thence South 44°48'20" East 23.74 feet; thence East 18.1 feet to the public right of way more commonly known as Sun Valley Boulevard.
 Also together with a non-exclusive easement for utility purposes six (6) feet in width the centerline of which is described as follows: beginning at a point which bears North 89°40'25" West 5.58 feet from the Northeast corner of the above described lease area and running thence North 42.67 feet; thence North 45°14'30" West 7.20 feet; thence South 89°31'00" West 49.8 feet more or less to the existing utility pole.
 Also together with a non-exclusive easement for utility purposes three (3) feet in width the centerline of which is described as follows: beginning at which bears North 89°40'25" West 1.47 feet from the Southeast corner of the above described lease area and running thence South 00°26'20" West 26.98 feet; thence South 89°57'54" East 13.30 feet; thence South 20°53'49" West 4 feet more or less to the existing monopole tower; thence up, over, and upon said tower as is necessary to install, operate, and maintain the necessary communication facilities.



DEPT	APPROVED	DATE
ARC		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

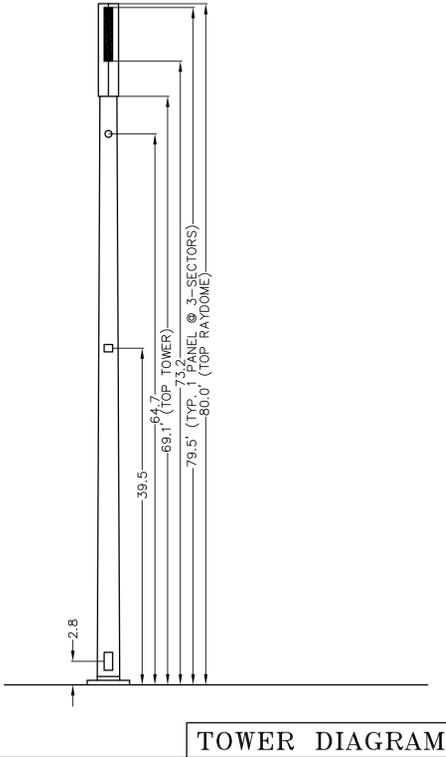
Surveyor
GEIL ENGINEERING
 ENGINEERING • SURVEYING • PLANNING
 1226 HIGH STREET
 AUBURN, CALIFORNIA 95603
 Phone: (530) 885-0426
 Fax: (530) 823-1309



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BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

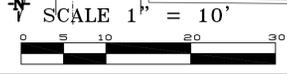
NOTE: RAYDOME UNINSTALLED AND SITTING ON GROUND AT TIME OF SURVEY.



CVL01375
 SPANISH SPRINGS NORTH
 5465 SUN VALLEY BLVD.
 SUN VALLEY, NV 89433
 PLOT PLAN AND
 SITE TOPOGRAPHY

SCALE 1" = 40'

OVERALL SITE PLAN

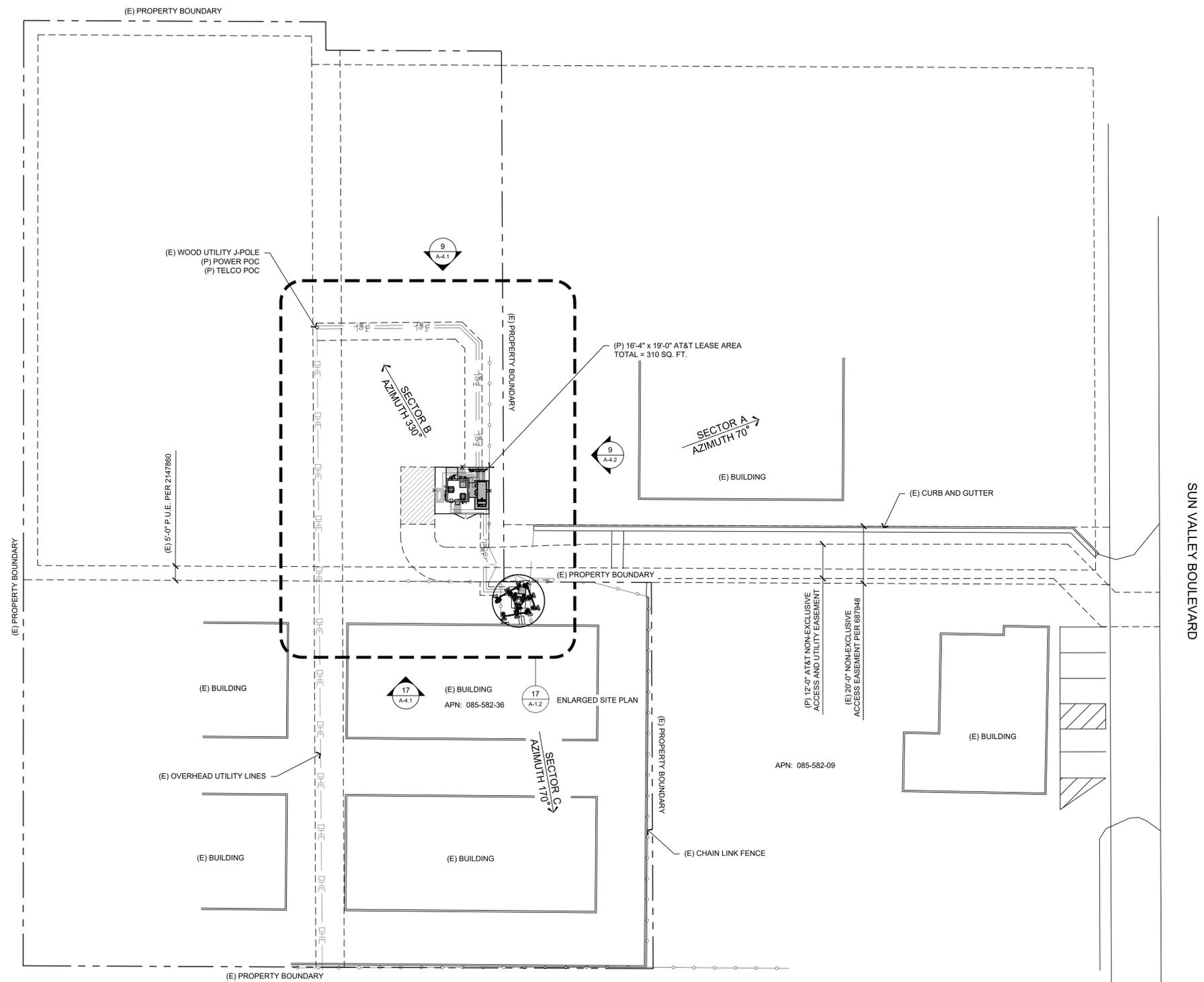


PROJECT AREA ENLARGEMENT

TOWER DIAGRAM

REV	07-10-19	N. ROND	PRELIMINARY DRAWING	REV
REV	07-12-19	N. ROND	SITE NUMBER CHANGED	REV
REV	08-03-19	N. ROND	LEASE AREA PLACED	REV
REV				REV
REV				REV

Sheet
C-1



AT&T Site ID:
CVL01375
 SUN VALLEY NORTH

Vendor:
EPIC
 WIRELESS GROUP LLC
Connecting a Wireless World
 605 Coolidge Dr. Suite 100
 Folsom, CA. 95630

PREPARED FOR

 5001 Executive Parkway
 San Ramon, California 94583

Architect:
Borges
 ARCHITECTURAL GROUP
 borgesarch.com
 1478 STONE POINT DRIVE, SUITE 350
 ROSEVILLE CA 95661
 916 782 7200 TEL
 916 773 3037 FAX

AT&T SITE NO: CVL01375
 PROJECT NO: T-18509-31
 DRAWN BY: A.P.E.
 CHECKED BY: J.E.S.

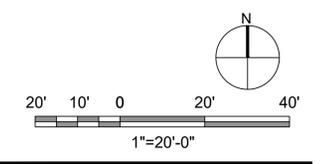
REV	DATE	DESCRIPTION
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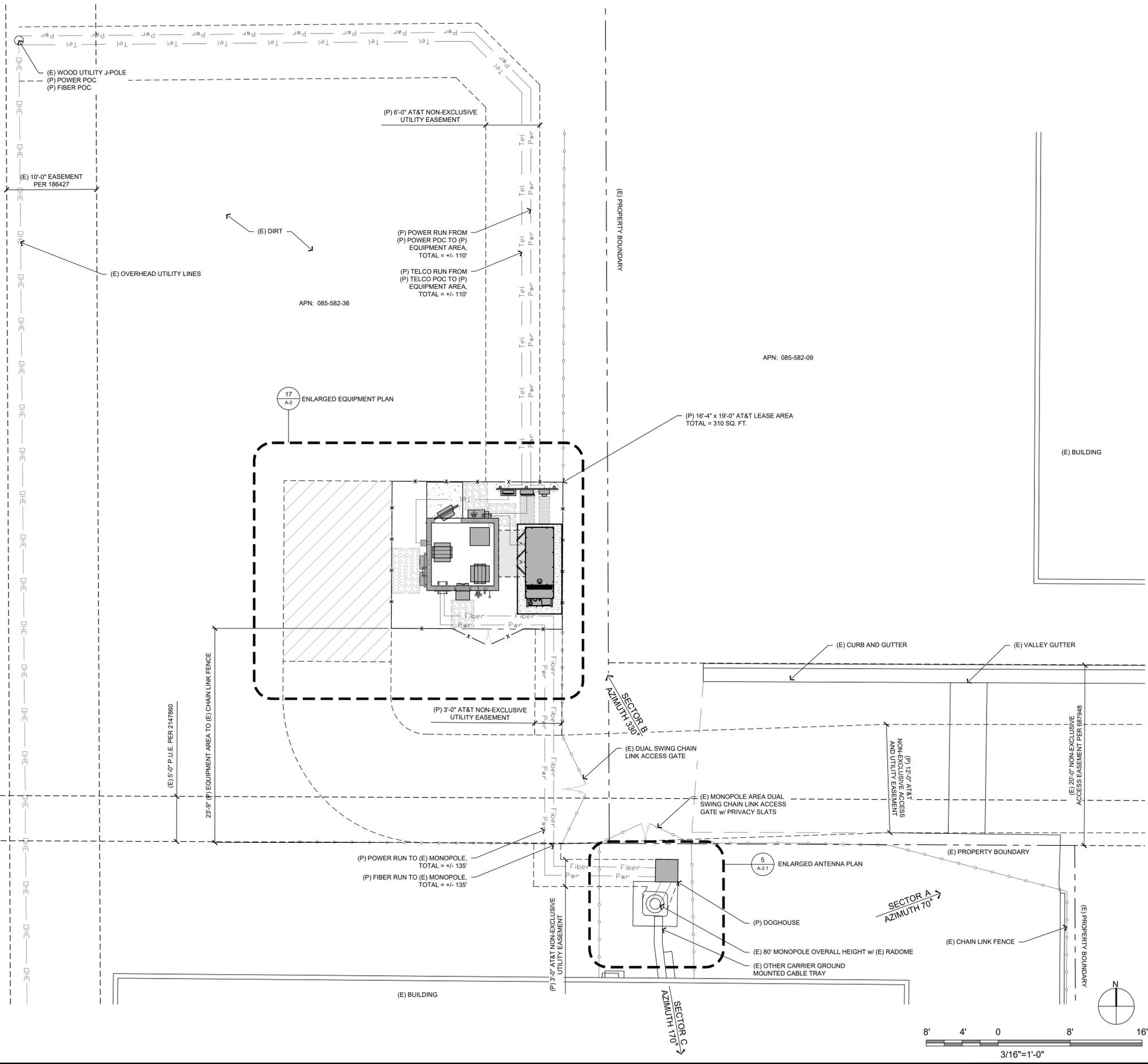
Issued For:
11/12/19
 100% ZD Submittal

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
A-1.1



Plot Date: 11/20/2019 8:07:37 AM File Name: I:\2019\18509-31_CVL01375_SunValley North\CVL01375\sheet\A-1.1_Overall Site Plan.dwg Plotted By: Anthony Eder



17 ENLARGED SITE PLAN
3/16" = 1'-0"

AT&T Site ID:
CVL01375
SUN VALLEY NORTH

Vendor:
EPIC
WIRELESS GROUP LLC
Connecting a Wireless World
605 Coolidge Dr. Suite 100
Folsom, CA. 95630

PREPARED FOR
at&t
5001 Executive Parkway
San Ramon, California 94583

Architect:
Borges
ARCHITECTURAL GROUP
borgesarch.com
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 3037 FAX

AT&T SITE NO: CVL01375
PROJECT NO: T-18509-31
DRAWN BY: A.P.E.
CHECKED BY: J.E.S.

REV	DATE	DESCRIPTION
D	11/12/19	100% ZD REV 1
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Licensor:

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Issued For:
11/12/19
100% ZD Submittal

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-1.2

Plot Date: 11/20/2019 8:07:47 AM File Name: 120181-18509-31_CVL01375_Sunvalley North\CVL01375.mxd 1:2 Enlarged Site Plan.dwg Plotter: AutoCAD

AT&T Site ID:
CVL01375
SUN VALLEY NORTH

Vendor:

EPIC
WIRELESS GROUP LLC
Connecting a Wireless World
 605 Coolidge Dr. Suite 100
 Folsom, CA. 95630

PREPARED FOR

at&t
 5001 Executive Parkway
 San Ramon, California 94583

Architect:

Borges
ARCHITECTURAL GROUP
 borgesarch.com
 1478 STONE POINT DRIVE, SUITE 350
 ROSEVILLE CA 95661
 916 782 7200 TEL
 916 773 3037 FAX

AT&T SITE NO: CVL01375
 PROJECT NO: T-18509-31
 DRAWN BY: A.P.E.
 CHECKED BY: J.E.S.

REV	DATE	DESCRIPTION
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C	09/17/19	100% ZD SUBMITTAL
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Licensor:

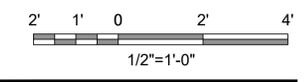
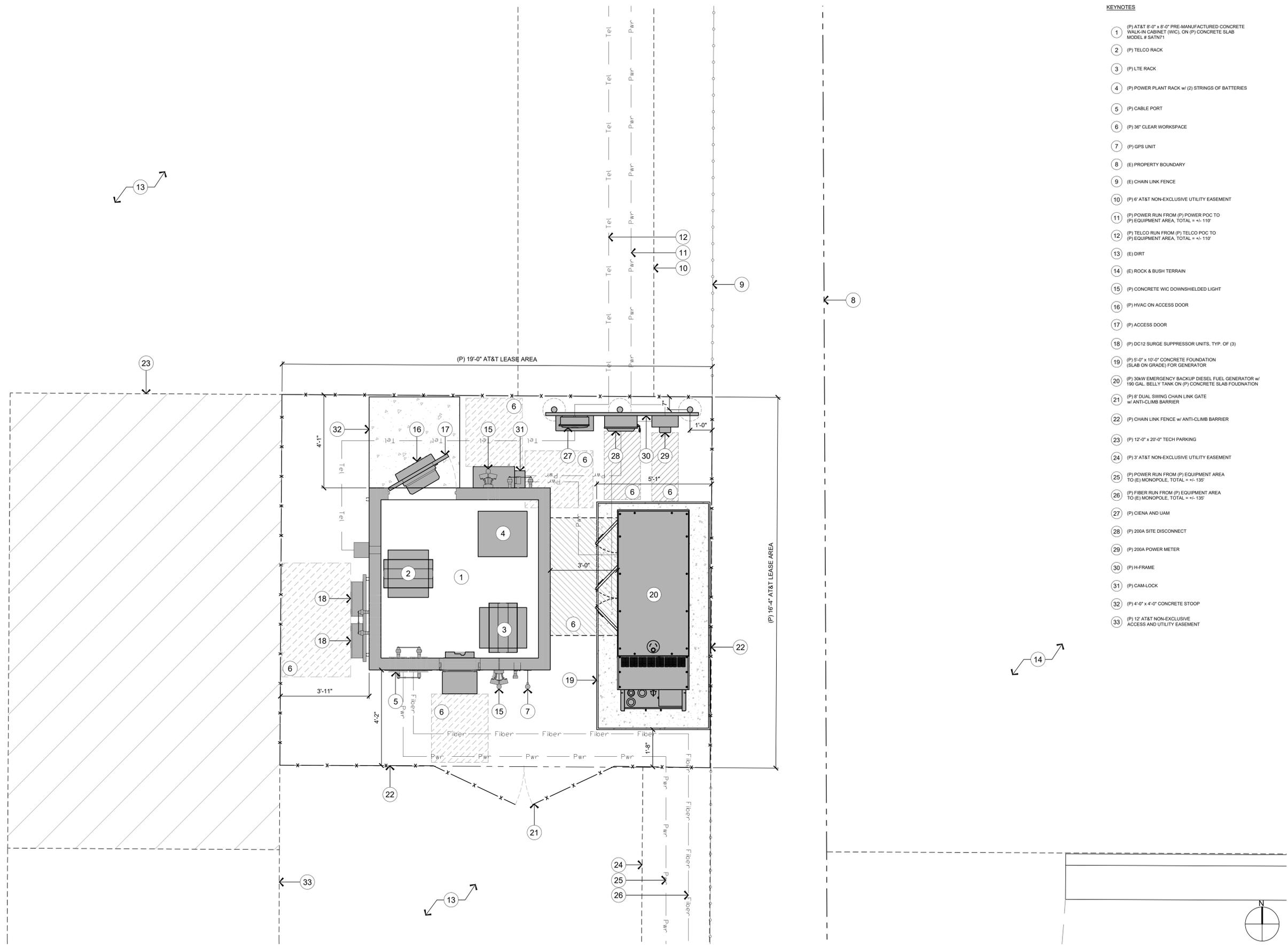
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Issued For:
11/12/19
100% ZD Submittal

SHEET TITLE:
ENLARGED EQUIPMENT PLAN

SHEET NUMBER:
A-2

- KEYNOTES**
- 1 (P) AT&T 6'-0" x 8'-0" PRE-MANUFACTURED CONCRETE WALK-IN CABINET (WIC), ON (P) CONCRETE SLAB MODEL # SATN71
 - 2 (P) TELCO RACK
 - 3 (P) LTE RACK
 - 4 (P) POWER PLANT RACK w/ (2) STRINGS OF BATTERIES
 - 5 (P) CABLE PORT
 - 6 (P) 36" CLEAR WORKSPACE
 - 7 (P) GPS UNIT
 - 8 (E) PROPERTY BOUNDARY
 - 9 (E) CHAIN LINK FENCE
 - 10 (P) 6' AT&T NON-EXCLUSIVE UTILITY EASEMENT
 - 11 (P) POWER RUN FROM (P) POWER POC TO (P) EQUIPMENT AREA, TOTAL = +/- 110'
 - 12 (P) TELCO RUN FROM (P) TELCO POC TO (P) EQUIPMENT AREA, TOTAL = +/- 110'
 - 13 (E) DIRT
 - 14 (E) ROCK & BUSH TERRAIN
 - 15 (P) CONCRETE WIC DOWNSHIELDED LIGHT
 - 16 (P) HVAC ON ACCESS DOOR
 - 17 (P) ACCESS DOOR
 - 18 (P) DC12 SURGE SUPPRESSOR UNITS, TYP. OF (3)
 - 19 (P) 5'-0" x 10'-0" CONCRETE FOUNDATION (SLAB ON GRADE) FOR GENERATOR
 - 20 (P) 30KW EMERGENCY BACKUP DIESEL FUEL GENERATOR w/ 190 GAL. BELLY TANK ON (P) CONCRETE SLAB FOUNDATION
 - 21 (P) 8' DUAL SWING CHAIN LINK GATE w/ ANTI-CLIMB BARRIER
 - 22 (P) CHAIN LINK FENCE w/ ANTI-CLIMB BARRIER
 - 23 (P) 12'-0" x 20'-0" TECH PARKING
 - 24 (P) 3' AT&T NON-EXCLUSIVE UTILITY EASEMENT
 - 25 (P) POWER RUN FROM (P) EQUIPMENT AREA TO (E) MONOPOLE, TOTAL = +/- 135'
 - 26 (P) FIBER RUN FROM (P) EQUIPMENT AREA TO (E) MONOPOLE, TOTAL = +/- 135'
 - 27 (P) CIENA AND UAM
 - 28 (P) 200A SITE DISCONNECT
 - 29 (P) 200A POWER METER
 - 30 (P) H-FRAME
 - 31 (P) CAM-LOCK
 - 32 (P) 4'-0" x 4'-0" CONCRETE STOOP
 - 33 (P) 12' AT&T NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT



17 ENLARGED EQUIPMENT PLAN
 1/2" = 1'-0"

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AT&T Site ID:

CVL01375
SUN VALLEY NORTH

Vendor:



605 Coolidge Dr. Suite 100
Folsom, CA. 95630

PREPARED FOR



5001 Executive Parkway
San Ramon, California 94583

Architect:



borgesarch.com

1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 3037 FAX

AT&T SITE NO: CVL01375

PROJECT NO: T-18509-31

DRAWN BY: A.P.E.

CHECKED BY: J.E.S.

REV	DATE	DESCRIPTION
D	11/12/19	100% ZD REV 1
C	09/17/19	100% ZD SUBMITTAL
B	08/30/19	90% ZD REV 1
A	08/09/19	90% ZD SUBMITTAL

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SHEET TITLE:
EQUIPMENT DETAILS

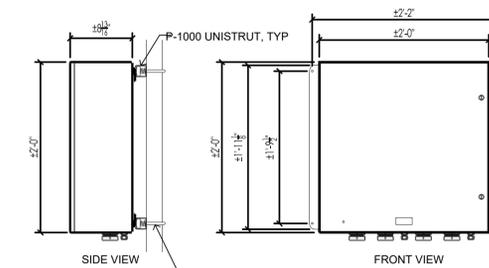
SHEET NUMBER:
A-3.2

RAYCAP DC12-48-60-0-25E FIBER DC POWER CONNECTION

COLOR: LIGHT TAN

DIMENSIONS: 24" WIDE X 24" TALL X 8.8" DEEP

WIEGHT: +/- 35 LBS. (INCLUDING MOUNTING HARDWARE)



U-BOLT ATTACHMENTS @ PIPE MOUNTS.
LAG SCREWS @ WOOD FRAMING. MACH BOLTS @ METAL FRAMING. WEDGE ANCHORS @ CONC.

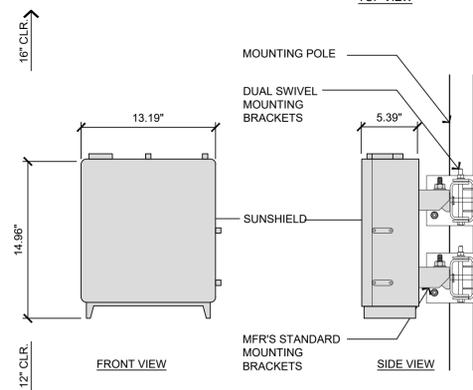
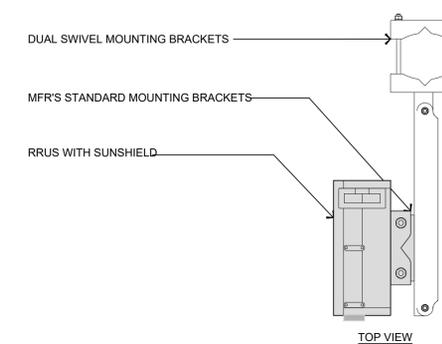
3 DC12 POWER CONNECTION

ERICSSON RRUS-4415 REMOTE RADIO UNIT

COLOR: WHITE

DIMENSIONS: 16.5" TALL X 13.4" WIDE X 5.4" DEEP (INCLUDING SUNSHIELD)

WIEGHT: +/- 46.0 LBS. (EXCLUDING MOUNTING HARDWARE)



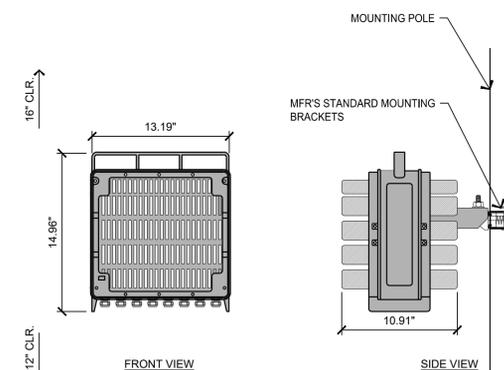
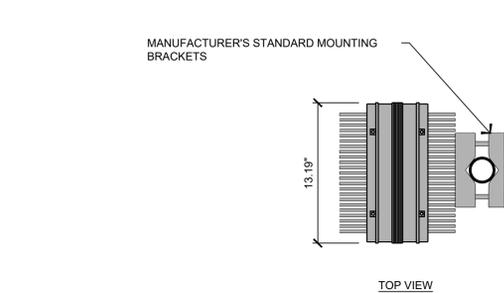
5 ERICSSON RRUS 4415 REMOTE RADIO UNIT
1 1/2" = 1'-0"

ERICSSON RRUS-8843 REMOTE RADIO UNIT

COLOR: WHITE

DIMENSIONS: 14.96" (380mm) TALL X 13.19" (335mm) WIDE X 10.91" (277mm) DEEP

WIEGHT: +/- 71.87 LBS. (32.6kg) EXCLUDING MOUNTING HARDWARE



1 ERICSSON RRUS 8843
1 1/2" = 1'-0"

REV	DATE	DESCRIPTION
D	11/12/19	100% ZD REV 1
C	09/17/19	100% ZD SUBMITTAL
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A	08/09/19	90% ZD SUBMITTAL

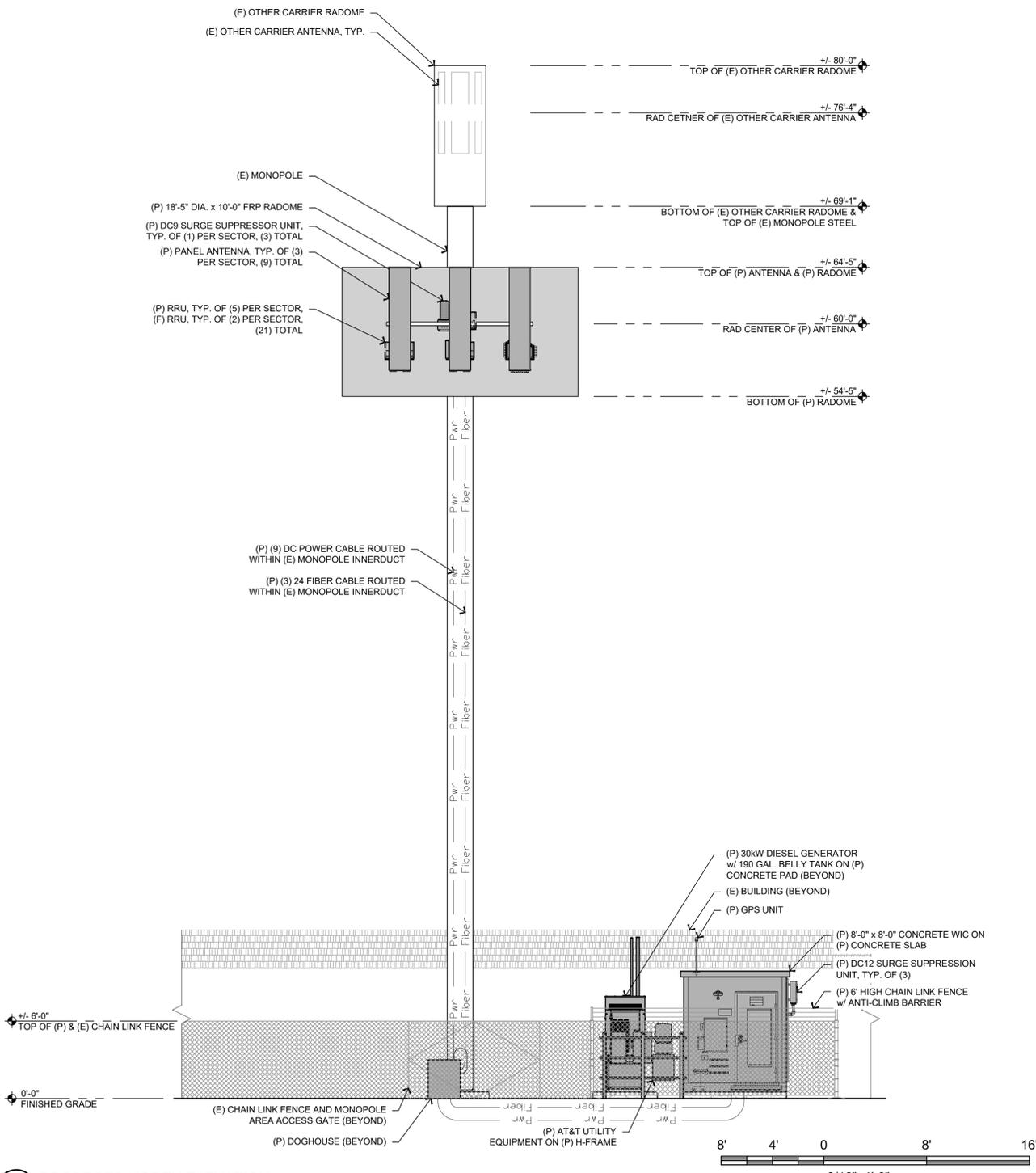
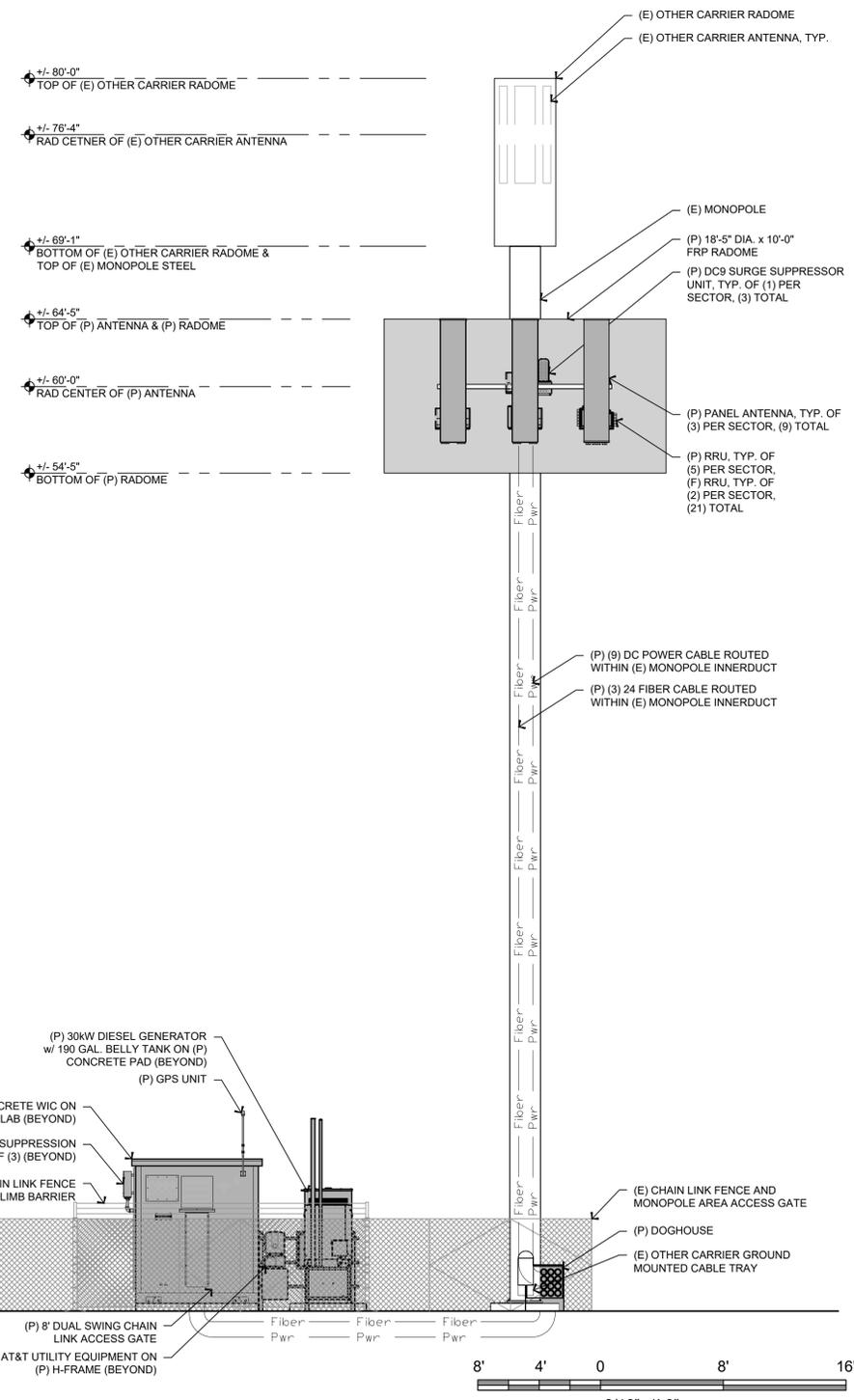
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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-4.1



17 PROPOSED SOUTH ELEVATION
 3/16" = 1'-0"

9 PROPOSED NORTH ELEVATION
 3/16" = 1'-0"

Plot Date: 11/20/19 10:06:45 AM File Name: 120181 - 18509 - EPIC Wireless_AT_T_SUNV_18509-31_CVL01375_Sunvalley North\CVL01375\sheetA-4.1 Proposed Elevations.dwg Plotted by: Anthony Elmer

AT&T Site ID:
CVL01375
 SUN VALLEY NORTH

Vendor:

EPIC
 WIRELESS GROUP LLC
Connecting a Wireless World
 605 Coolidge Dr. Suite 100
 Folsom, CA. 95630

PREPARED FOR

 5001 Executive Parkway
 San Ramon, California 94583

Architect:

Borges
 ARCHITECTURAL GROUP
 borgesarch.com
 1478 STONE POINT DRIVE, SUITE 350
 ROSEVILLE CA 95661
 916 782 7200 TEL
 916 773 3037 FAX

AT&T SITE NO: CVL01375
 PROJECT NO: T-18509-31
 DRAWN BY: A.P.E.
 CHECKED BY: J.E.S.

REV	DATE	DESCRIPTION
D	11/12/19	100% ZD REV 1
C	09/17/19	100% ZD SUBMITTAL
B	08/30/19	90% ZD REV 1
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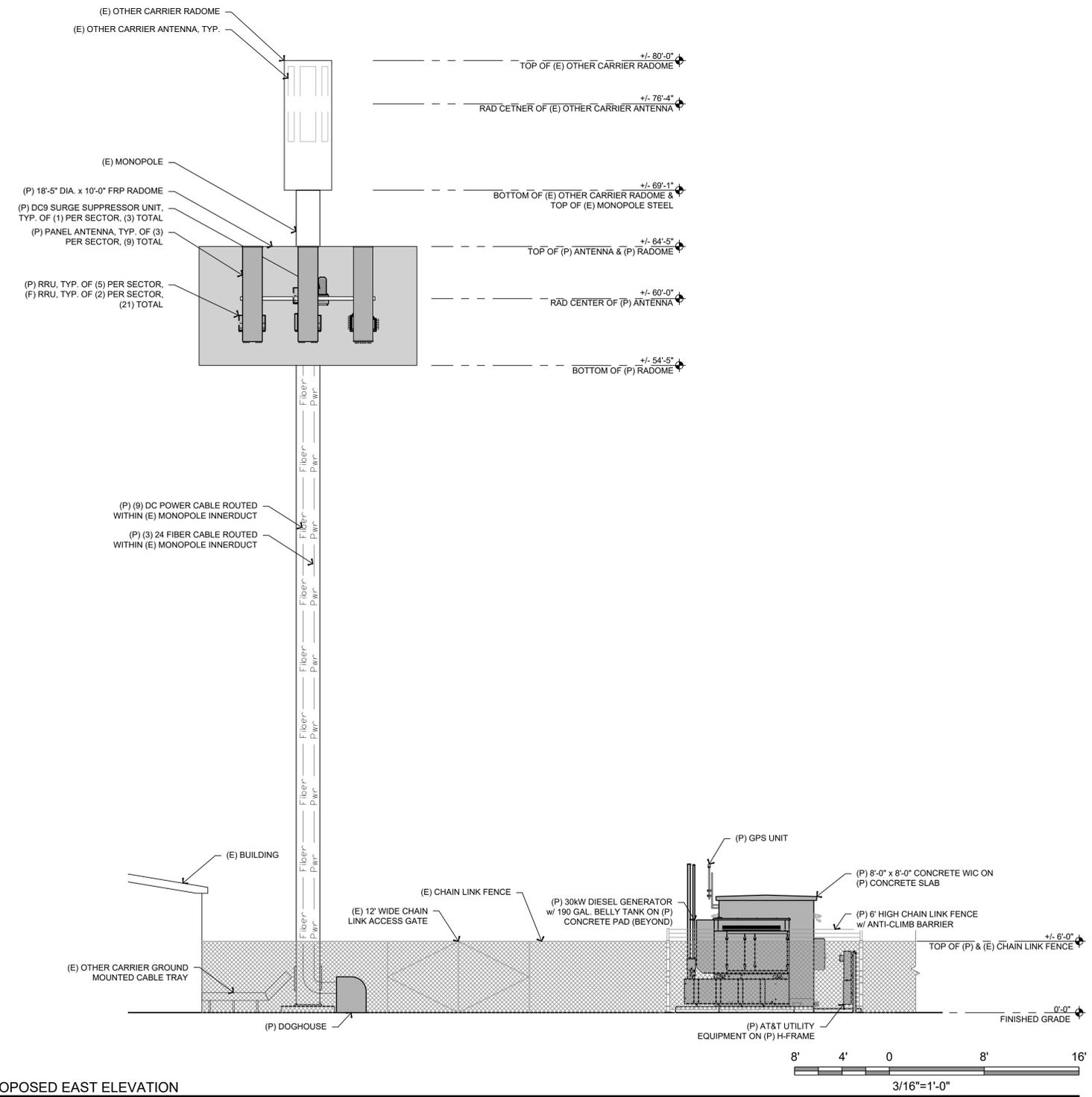
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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-4.2



9 PROPOSED EAST ELEVATION
 3/16" = 1'-0"

Plot Date: 11/20/2019 6:08:59 AM File Name: 120181 - 18509-31_CVL01375_SunValley North\CVL01375\sheetA-4.2 Proposed Elevations.dwg Plotted by: Anthony Elmer