

STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 30, 2016

FILE NO: SUP-16-149

AGENDA ITEM: F-3

STAFF AUTHOR: Hope Sullivan, Planning Manager

REQUEST: Special Use Permit to allow a new 104 foot tall wireless telecommunication tower on property zoned General Commercial (GC).

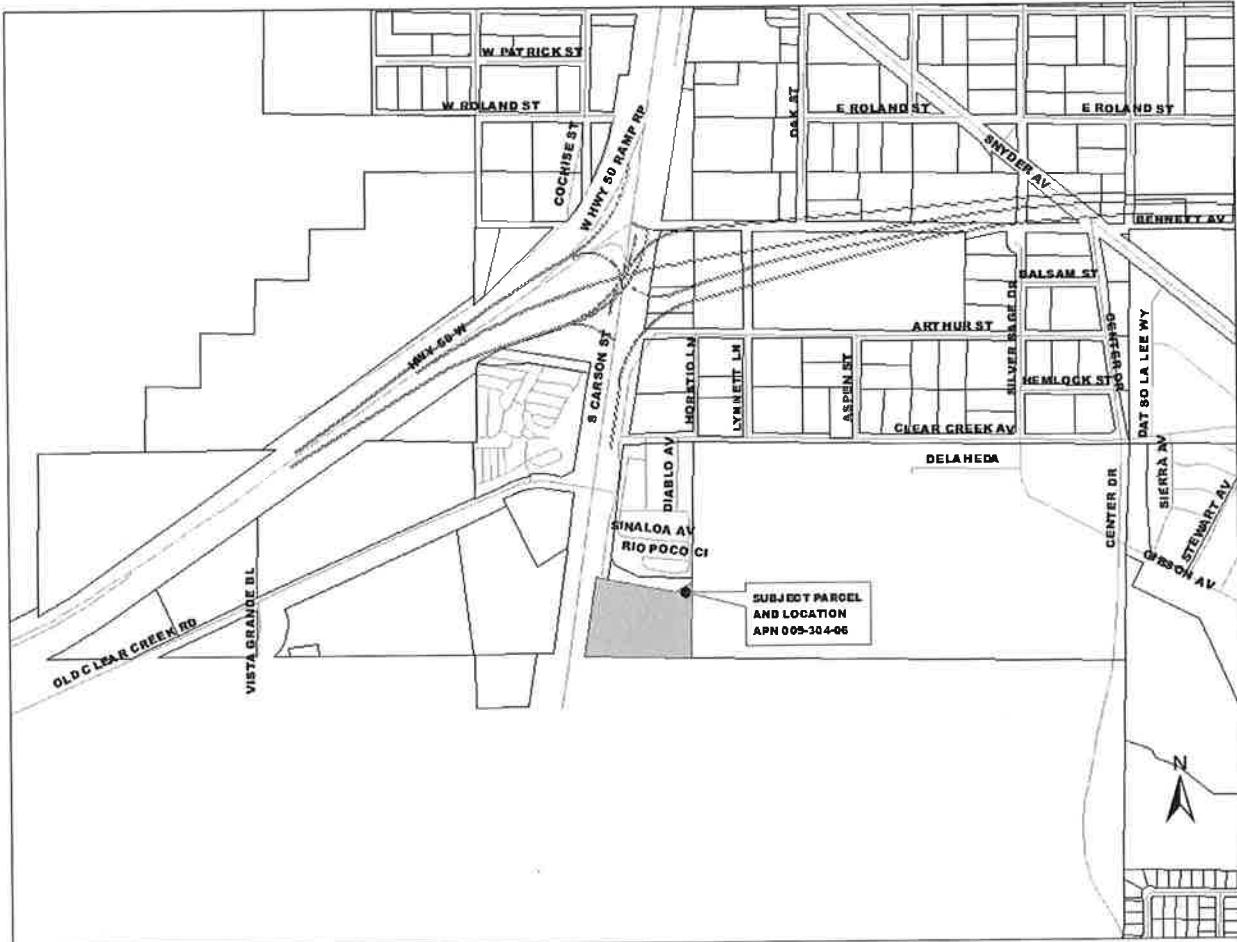
OWNER: Western States Storage

APPLICANT: Sacramento Valley LP dba Verizon Wireless

LOCATION: 5853 South Carson Street

APN: 009-304-06

RECOMMENDED MOTION: I move to approve SUP-16-149, a Special Use Permit to allow a 104 foot tall wireless telecommunication facility on property zoned General Commercial, located at 5853 South Carson Street, APN 009-304-06, based on the ability to make the required findings in the affirmative and subject to the conditions of approval contained in the staff report.



RECOMMENDED CONDITIONS OF APPROVAL:

The following shall be completed prior to commencement of the use:

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The applicant shall obtain a building permit from the Carson City Building Division prior to any proposed construction.
5. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted within 12 months of the date of final approval. A single, one year extension of time may be granted if requested in writing to the Planning and Community Development Department 30 days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.

The following shall be submitted with any building permit application:

6. The applicant shall submit a copy of the Notice of Decision and conditions of approval, signed by the applicant and owner, with any building permit application.
7. All projects and improvements must be performed in accordance with Nevada State Revised Statutes (NRS) 623 and 624 and Carson City Municipal Code (CCMC) 15.05.020
8. Any repairs, replacements, and alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
9. All contractors are required to carry State and local license.
10. This project must have engineering to comply with International Building Code.
11. The applicant shall submit documentation with a building permit application that the applicant is licensed by the Federal Communications Commission (FCC) and has the legal right to install and use the proposed facility.
12. The applicant shall demonstrate that existing on-site vegetation will serve as adequate screening or prepare a screening plan along the northern and eastern boundaries of the lease area.
13. The exterior of facilities and equipment shall not be lighted unless required by Federal

Aviation Administration (FAA), with the exception of work area down lights shown on the plans.

14. Equipment, including the monopole, shall be painted an earthtone tan color that blends with the surrounding natural environment. Provide proposed color choices for the monopole, antennas, exterior of equipment building, and chain link slats with the building permit.
15. The Project must comply with the 2012 International Fire Code and the Northern Nevada fire code amendments as adopted.
16. All construction and improvements must meet the requirements of the Carson City and State of Nevada Codes and Development Standards.
17. Construction must meet requirements of Chapter 12.09 Flood Damage Prevention, of the Carson City Municipal Code.

The following applies to the site throughout the life of the project:

18. This approval allows the placement of one additional carrier on the monopole structure and future ground-mounted equipment shelter within the ground lease area as stated in the plans submitted and approved with this application, subject to the conditions of approval. The applicant shall reasonably allow for co-location of at least one other provider's antennas on the pole structure, if technically feasible, by limiting the cost to the providers to a fair and equitable share of the lease, design, capital costs for the construction and reasonable maintenance.
19. The exterior of the lease area shall contain adequate controlled access and be posted with a one square foot sign indicating the facility owner(s) and 24-hour emergency telephone number.
20. This permit shall become null and void and the wireless communications tower structure shall be removed from the site if and when the use is abandoned for a period of more than 12 consecutive months.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), 18.04.135 (General Commercial Uses), 18.15 (Communication Facilities and Equipment), and Development Standards Division 1 Land Use and Site Design at 1.9 (Wireless Telecommunication Facilities and Equipment).

MASTER PLAN DESIGNATION: Commercial/Regional Commercial (C/RC)

PRESENT ZONING: General Commercial (GC)

KEY ISSUES: Will the proposed wireless telecommunication facility be in keeping with all of the standards of the Carson City Municipal Code? Is this location appropriate for this facility and monopole? Will the monopole substantially increase reception and coverage of wireless telecommunication for users in this vicinity?

SURROUNDING ZONING AND LAND USE INFORMATION

WEST: General Commercial(GC) & Public Regional (PR)/South Carson St, a park, a casino
EAST: Public Regional (PR)/vacant land
NORTH: General Commercial (GC)/Mobile Home Park
SOUTH: Douglas County/vacant

ENVIRONMENTAL INFORMATION

1. FLOOD ZONE: AE
2. EARTHQUAKE FAULT: Moderate, Zone III, within 500 feet
3. HILLSIDE DEVELOPMENT: No

SITE DEVELOPMENT INFORMATION

1. LOT SIZE: 6.39 acres
2. STRUCTURE SIZE: 104-foot tall tower, with a 35 by 35 foot screened area containing the pole and facility equipment.
3. STRUCTURE HEIGHT: 104-foot tower with six foot tall chain linked fence.
4. PARKING: No assigned parking space. There is adequate space on site for required monthly maintenance visits.
5. SETBACKS: Zero setbacks are required other than when a property is adjacent to residential zoning or streets in the General Commercial zoning district.
6. VARIANCES REQUESTED: None

PREVIOUS REVIEWS

- SUP-04-061: Billboard
- SUP-05-218: Metal Storage Containers
- SUP-09-074: Renewal of Billboard
- SUP-14-051: Renewal of Billboard
-

BACKGROUND:

Wireless telecommunication facilities are regulated by the Federal Telecommunications Act. This Act sets forth requirements and standards for both wireless service providers and local governments. The regulations for such facilities within the Carson City Municipal Code are based on the requirements of the Act, which are generally intended to facilitate the provision and expansion of the wireless service network nationwide while retaining zoning control at the local government level.

DISCUSSION:

A Special Use Permit is required for the following reasons:

According to CCMC Title 18.15.025.2 Communication Facilities and Equipment, a telecommunication tower in any non-residential zoning district requires approval of a Special Use Permit unless the tower is proposed as a co-location on an existing tower, and does not increase the height of the tower by more than 10 feet, or the tower meets the height restriction of the proposed zoning district, or does not increase the height of an existing tower. This proposal is for development of an 104- foot tall tower in the General Commercial zoning district where the maximum height allowed is 45 feet.

This facility is proposed as a monopole, rather than attached to or within a building. It is proposed as a pole design, rather than disguised as a pine tree. As demonstrated on the photo-simulations, there are no other large trees in this vicinity which are of a height that would meld with a faux pine tree appearance.

The proposed lease site is located in the northeast corner of an existing storage facility, within the fenced in area of the facility. Currently, recreational vehicles are stored in this area. The land to the east is vacant, and the land to the north is the mobile home park. The subject property is significantly lower than South Carson Street.

The applicant has provided documentation as to 16 sites that were considered for the tower locations, with an explanation of why those sites were not selected. The applicant has also submitted documentation showing the level of improvement to services in this area for wireless phone customer services. Green means that there is good service indoors and outdoors, yellow means there is good service outdoors but poor service indoors, and red (which reads in the report as orange) means poor service.

Verizon aims to provide enhanced cellular communication utility service in its communications network of customers in Carson City and surrounding areas through enhanced communication services for greater safety and efficiencies in the foreseeable future. This coverage will provide more reliable and efficient communications service, including emergency calls such as fire, sheriff, ambulance and public works, along with the general citizenry and traveling public. There is a continuing need for expansion of telecommunication facilities as wireless has become extremely popular, with the volume of electronic media being transmitted increasing at a tremendous rate. There is an ongoing desire from the public for complete wireless coverage, with improved call quality, signal strength, wireless connection services, and downloading of information, without dropped calls or interruption of service.

The applicant has also provided photo-simulation pictures of the vicinity of the proposed monopole. Currently the site is devoid of vegetation and is utilized for the storage of Recreational Vehicles.

The applicant provided text in compliance with Development Standards Division 1 Land and Use Design, Section 1.9:

Location and placement standards- The development standards encourage concealing telecommunication facilities in existing facilities, camouflaging them, or co-location. The applicant has documented the review of 16 different sites, explaining why this site was selected.

Given the service area, there are no tall buildings and structures to utilize to conceal the structure. Also, given the height of the structure, staff finds that camouflaging it would have a more detrimental visual impact than allowing it to exist without camouflage. The applicant has also demonstrated efforts at co-location. Staff would note that the site is a low area of the City, which is contributing to the height of the facility. Also, the proposed tower will be designed to accommodate co-location by other telecommunication providers.

Staff would recommend that the facility be painted a tan earth-tone color to help minimize the visual impact.

The standards require that the applicant be licensed by the Federal Communications Commission (FCC) in order to operate the proposed facility. A Special Use Permit is required if the proposed height exceeds the maximum allowed height in the zoning district. The maximum allowed height in the GC zoning district is 45 feet, therefore a Special Use Permit is required.

The tower is proposed to be 104 feet, therefore under the 120 foot maximum.

Setbacks- The setbacks in the General Commercial zoning district are zero unless adjacent to a street, where a six-foot wide landscaping strip is required or adjacent to a residential zoning district, then 30 feet is the required setback. This property is not adjacent to a residential zoning district. Freestanding facilities and equipment shall not be located closer than four times the facility height from any residentially zoned property. The required minimum would be 104 feet in height times four or 416 feet. No properties are residentially zoned within this distance from the parcel.

Design Standards- The design standards require that ground mounted equipment be screened. Given the location on the site of the storage units, staff finds that the screening would be required along the eastern property line and along the northern property line. There is currently vegetation along those property lines, but it is not clear if the vegetation is on the subject property, or the neighboring property. Staff recommends that a screening plan utilizing either new vegetation or the preservation of existing vegetation if on site be submitted with the construction plans demonstrating screening of the ground mounted equipment from the north and from the east.

Stand-alone facilities are required to allow additional wireless service providers to co-locate antennas on the structure. The applicant has stated in the application that the proposed facility has been designed in a manner that will structurally accommodate additional antennas and future co-location.

Exterior facilities and equipment shall not be lighted unless required by the Federal Aviation Administration. The applicant does not propose to light the facility with the exception of downward facing work lights.

All ground mounted facilities and equipment are required to be surrounded by a security barrier. The applicant proposes six foot tall chain linked fencing with barbed wire with gates. The required sign indicating the facilities owner and a 24 hour emergency telephone number shall be made a condition of approval.

PUBLIC COMMENTS: Public notices were mailed to 95 property owners on November 10, 2016. As of the writing of this report no written comments have been received either in favor of or in opposition to the proposal. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on November 30, 2016, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Department:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statutes (NRS) 623 and 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. Any repairs, replacements, and alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International

Mechanical Code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.

3. This project must have engineering to comply with the International Building Code.
4. All contractors are required to carry State and local license.

Fire Department:

1. Project must comply with the 2012 IFC and Northern Nevada Fire Code as adopted.

Engineering Department:

1. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.
2. Construction must meet requirements of Chapter 12.09 Flood Damage Prevention, of the Carson City Municipal Code.

Health Department: No concerns

Parks and Recreation Department: No concerns

Environmental Control: No concerns

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. Will be consistent with the objectives of the Master Plan elements.

The proposed project is consistent with Goal 1.5, Foster Cooperation on Master Plan Issues at 1.5d, Coordination of Services as well as 1.5e, Sierra Pacific Power and Southwest Gas, in that wireless telecommunication services have become so widespread that they are as necessary as other utilities in the community. This monopole site will strengthen the communications infrastructure in Carson City. Cellular coverage is a service provided universally to residents, the traveling public, tourists, and businesses. Ensuring coverage to users of these services has become as necessary as other commonly used and provided services such as water, sewer, electricity and natural gas. The intention of the placement of this monopole is to provide widespread coverage to the greater Carson City area.

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvement or modification s either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.

The proposed facility will be located to the rear of an existing storage facility which is currently zoned General Commercial. The site is somewhat isolated in that the storage facility is at the end of a road, with vacant land to the east and to the south. The proposed use will generate no significant noise, vibrations, fumes, odors, dust, glare or physical activity which could have a negative impact on adjacent uses. The facility is likely to be visited once or twice a month by a

technician for service, repair and maintenance. Other than those scheduled visits, only needed emergency maintenance is anticipated. The facility will not be lighted except during periods of active maintenance.

3. *Will have little or no detrimental effect on vehicular or pedestrian traffic.*

A service technician will visit the facility occasionally, usually once or twice a month, for maintenance or for emergency servicing of the facility. Adequate on-site parking and access is available near the leased area to accommodate this maintenance activity. The location of the monopole and equipment is proposed in the northeast corner of the site. Given the minimal activity, there will not be a detrimental effect on vehicular or pedestrian traffic.

4. *Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.*

The proposal will not require the extension or expansion of any public services and facilities are adequate in the area to accommodate the proposed facility.

5. *Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.*

Upon approval of the Special Use Permit with the recommended conditions of approval, the subject use will be in conformance with the requirements of the Carson City Municipal Code and the Development Standards relating to wireless communication facilities.

6. *Will not be detrimental to the public health, safety, convenience and welfare.*

The proposed tower, antennas, equipment shelter building, fencing and related equipment will not be detrimental to the public health, safety, convenience and welfare, and will cause no adverse impacts to surrounding properties. The monopole will provide the means to improve public safety, convenience and welfare by expanding wireless telecommunication coverage to the stationary as well as motoring public, and provide more coverage to the south section of Carson City. Per the Telecommunications Act, it has been determined that electromagnetic waves emitted by or to such facilities are not a public health risk and may not be considered in reviewing an application.

7. *Will not result in material damage or prejudice to other property in the vicinity, as a result of the proposed mitigation measures.*

As noted above, the impacts of the proposed facility, with the recommended conditions of approval, will be minimal and will not result in material damage or prejudice to other property in the vicinity as the proposed facility will be at the rear of a storage facility, will be painted to blend with the surrounding landscape, and no buildings in the area are tall enough to provide an alternative location to provide the desired coverage.

Attachments

Building Department comment
Engineering Department comment
Fire Department comment
Application SUP-15-095

October 21, 2016



Building

SUP-16-149:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. All Repairs, Replacement, and Alterations must have proper building permits and comply with International Building Code, National Electrical Code, and Northern Nevada Amendments.
3. This project must have engineering to comply with International Building Code.
4. All contractors are required to carry state and local license.

Shawn Keating CBO

"There's no use talking about the problem unless you talk about the solution"

Building Official

Carson City Community Development Department

Web page <http://www.carson.org/index.aspx?page=172>

skeating@carson.org

Office 775-887-2310 X 7052

Fax 775-887-2202

Cell 775-230-6623

**Engineering Division
Planning Commission Report
File Number SUP 16-149**

TO: Planning Commission
FROM: Stephen Pottéy – Development Engineering Department
DATE: November 15, 2016 **MEETING DATE:** November 30, 2016

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Sacramento Valley LP d/b/a Verizon Wireless to place a telecommunication tower at 5853 S Carson St, apn 009-304-06.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request. The Engineering Division offers the following condition of approval:

- All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.
- Construction must meet requirements of Chapter 12.09 Flood Damage Prevention, of the Carson City Municipal Code.

DISCUSSION:

The Engineering Division has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses.

CCMC 18.02.080 (2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis.

CCMC 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans for streets or storm drainage.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The proposal will not affect traffic or pedestrian facilities.

CCMC 18.02.080 (5d) - Public Services

Existing facilities appear to be adequate for this project.

Hope Sullivan

From: Dave Ruben
Sent: Thursday, November 03, 2016 7:12 AM
To: Hope Sullivan; Kathe Green
Subject: SUP 16-149

1. Project must comply with the 2012 IFC and N. NV fire code amendments as adopted.

Dave Ruben
Fire Marshal
Carson City Fire Department
777 S. Stewart Street
Carson City, NV 89701

Direct 775-283-7153
Main 775-887-2210
FAX 775-887-2209

RECEIVED
NOV 14 2016
CARSON CITY
PLANNING DIVISION

Carson City Planning Division 108 E. Proctor Street • Carson City NV 89701 Phone: (775) 887-2180 • E-mail: planning@carson.org		FOR OFFICE USE ONLY: CCMC 18.02 SPECIAL USE PERMIT FEE: \$2,450.00 MAJOR \$2,200.00 MINOR (Residential zoning districts) + noticing fee	
FILE # SUP – 15 = SUP - 16 - 149			
APPLICANT Sacramento Valley LP d/b/a Verizon Wireless PHONE # 916-764-2454			
MAILING ADDRESS, CITY, STATE, ZIP c/o Complete Wireless Consulting, 2009 V Street, Sacramento, CA 95818			
EMAIL ADDRESS MEllis@completewireless.net			
PROPERTY OWNER Cambill Investments, Inc. PHONE # 775-849-3433			
MAILING ADDRESS, CITY, STATE, ZIP 205 Highway 395 North, Washoe Valley, NV 89704, Attn: William R. Casparis			
EMAIL ADDRESS wcasparis@aol.com			
APPLICANT AGENT/REPRESENTATIVE Michelle Ellis, Project Manager PHONE # 916-764-2454			
MAILING ADDRESS, CITY STATE, ZIP Complete Wireless Consulting, 2009 V Street, Sacramento, CA 95818			
EMAIL ADDRESS MEllis@completewireless.net			
Project's Assessor Parcel Number(s): 009-304-06	Street Address 5853 S. Carson St., 89701	ZIP Code	
Project's Master Plan Designation General Commercial	Project's Current Zoning General Commercial	Nearest Major Cross Street(s) Hwy 395 / Old Clear Creek Rd	
<p>Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: 18.15.030, or Development Standards, Division _____, Section _____, a request to allow as a conditional use is as follows:</p> <p>Verizon Wireless proposes a new telecommunications facility serving south Carson City, to offload capacity from existing Verizon facilities nearby.</p>			
PROPERTY OWNER'S AFFIDAVIT <p>I, William R. Casparis, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application. <i>William R. Casparis</i> 3601 S. Carson (Area 604) 9-26-16</p> <p>Signature Address Date</p>			
Use additional page(s) if necessary for other names.			
STATE OF NEVADA COUNTY			
<p>On <u>September 26, 2016</u>, <u>William R. Casparis</u>, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.</p> <p><i>Stacy Clanton</i> Notary Public</p> <table border="1"> <tr> <td>Notary Public - State of Nevada</td> </tr> </table> <p>NOT: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority. Prior to being scheduled for review by the Planning Commission, Planning personnel can help you make the above determination.</p>			Notary Public - State of Nevada
Notary Public - State of Nevada			

SPECIAL USE PERMIT APPLICATION QUESTIONNAIRE VERIZON WIRELESS

SITE NAME: STEWART

LOCATION: 5853 S. Carson Street, Carson City, NV 89701

APN: 009-304-06

1. How will the proposed development further and be in keeping with, and not contrary to, the goals of the Master Plan Elements?

A. A Balanced Land Use Pattern

The proposed Verizon Wireless communications facility will further the goal of establishing a balance of land uses within the community by strengthening the communications infrastructure in Carson City. Modern life has become increasingly dependent upon wireless communications. Wireless access is critical to many facets of everyday life, such as safety, recreation, and commerce. This site will allow current and future Verizon Wireless customers to have access to wireless services in the areas shown on the Coverage Plots included in this Application.

B. Equitable Distribution of Recreational Opportunities

The proposed facility will not include recreational facilities, but will provide improved wireless service to parks and recreational facilities throughout Carson City. Both existing and future neighborhoods will be served by the proposed facility in the form of improved wireless services and communication abilities.

C. Economic Vitality

The proposed facility will strengthen the economic base of Carson City by enhancing wireless communication services along major southern thoroughfares Hwy 395 and Hwy 50. Enhanced wireless service in the area will support technology, tourism, and recreation in Carson City by improving wireless communication services for residents and visitors to the area.

D. Livable Neighborhoods and Activity Centers

The proposed facility will promote safety throughout Carson City neighborhoods, activity centers, and the downtown area by improving wireless service to the area. This site will serve as a backup to the existing landline service in the area and will provide improved wireless communication, which is essential to first responders, community safety, local businesses and area residents. As a backup system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes.

E. A Connected City

Verizon's proposed facility will promote a sense of community by linking the many neighborhoods, employment areas, activity centers, parks, recreational amenities and

Special Use Permit Application Questionnaire – Verizon Wireless “Stewart”

schools through improved communication between residents and visitors. Improved wireless communication will connect residents and visitors throughout the area.

2. Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

A. *Land Uses and Zoning Designations of Adjoining Property*

The site of the proposed facility is zoned GC (General Commercial) and surrounding parcels to the north are similarly zoned. Parcels east and west of the facility are zoned PR (Public Regional). Immediately of the site is a parcel within Douglas County zoned TC (Tourist Commercial).

B. *Existing Development*

Verizon is proposing a slim monopole, of similar height and character to other utility poles and existing structures in the area. The facility will not hurt property values because it conforms to the character of the existing neighborhood. The facility will not produce any dust, odors, fumes, glare, or physical activity in the area. Verizon technicians will inspect the facility 1-2 times per month.

During construction of the proposed facility, Verizon will follow best practices to contain any dust or noise that may be produced. The construction of the facility will be in compliance with all local rules and regulations. The typical duration is two months. The crew size will range from two to ten individuals. The construction phase of the project will last approximately two months and will not exceed acceptable noise levels.

Other areas near the proposed site were considered for development of a wireless facility but were not selected.

C. *No Detriment to Use, Peaceful Enjoyment, or Development*

The proposed facility will not be detrimental to the use, peaceful enjoyment, or development of surrounding properties and the general neighborhood due to its similarity in appearance and character to existing structures in the area, and its lack of traffic or disruption to the surrounding community.

D. *Pedestrian and Vehicular Traffic*

N/A, the proposed facility will not create any additional traffic. Verizon technicians will inspect the facility 1-2 times per month and will access the facility from the existing driveway on Frontage Road.

E. *Short- and Long-Range Benefit to People of Carson City*

Once the proposed facility is completed, the people of Carson City will see an immediate benefit in the form of improved wireless communication service. The long-range benefits will include strengthened communications infrastructure, quality of life, and safety.

Verizon Wireless makes a committed effort to provide effective and reliable service to its customers. With the exponentially increasing demand being put on Verizon's network due

Special Use Permit Application Questionnaire – Verizon Wireless “Stewart”

to the overwhelming shift to dependence on wireless networks, additional wireless facilities are required in order to support current and future demand for this technology. This facility will provide for the additional coverage and capacity necessary for this location as identified by Verizon Wireless.

3. Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?

A. School District

The proposed facility will not affect the school district or add to the student population. The facility will provide a service to the student population and to the Sheriff’s Office in the form of improved wireless service in and around Carson City.

B. Drainage

The proposed facility will include an improved surface with new concrete slabs to support the outdoor equipment cabinets. The facility has been designed to successfully drain in the same manner as the existing parcel. The proposed facility will not produce any additional drainage.

C. Water Supplies

N/A, the proposed facility will not be served by water supplies.

D. Sewer Disposal

N/A, the proposed facility will not be served by Public Works.

E. Road Improvements

No improvements or modifications to public roads are proposed. The lease area will be fully contained within a developed parcel, which contains an existing access road.

F. Source of Information Provided

The information contained in this application is provided by Complete Wireless Consulting, Inc., on behalf of Verizon Wireless.

G. Outdoor Lighting

Unless tower lighting is required by the FAA, the only lighting on the facility will be a downward facing LED work light near the equipment cabinets.

H. Proposed Landscaping

Ground equipment will be enclosed within a security fence and screened from public view to minimize visual impacts. See Site Plan for additional information.

I. Parking Plan

No additional parking is proposed at the project site. Following construction, Verizon technicians will utilize existing parking on the landlord’s property.

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.

Michelle Ellis
Applicant

10/11/14
Date

PROJECT SUPPORT STATEMENT VERIZON WIRELESS

SITE NAME: STEWART

LOCATION: 5853 S. Carson Street, Carson City, NV 89701

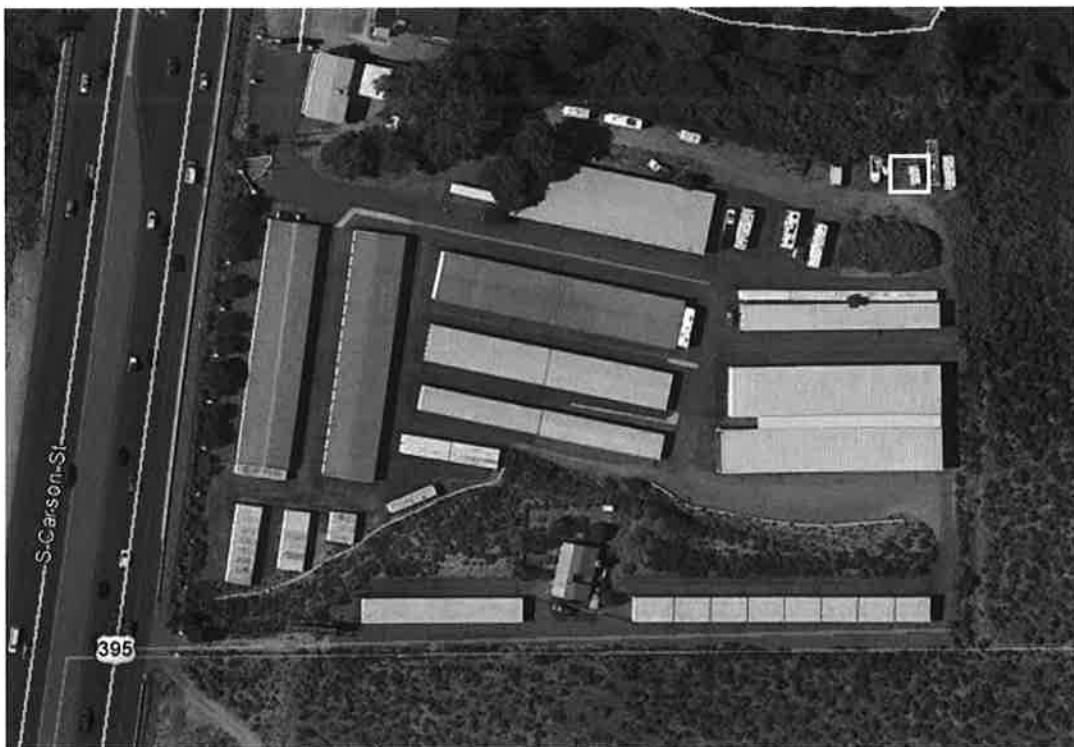
APN: 009-304-06

Introduction

Verizon Wireless is seeking to improve communications service to residences, businesses, public services, and area travelers in Carson City. Verizon maintains a strong customer base in Carson City and strives to improve coverage for both existing and potential customers. The proposed facility is needed to bring improved wireless communication coverage to the Hwy 395 corridor by offloading existing facilities nearby. This project will expand Verizon's existing network and improve call quality, signal strength, and wireless connection services in Carson City. The improved wireless service will benefit residents, local businesses, and public services, and roadway safety throughout the region.

Location/Design

Verizon Wireless proposes a new wireless communications facility on a new 104' tall monopole at 5853 S. Carson Street, Carson City. The property is located in the General Commercial (GC) zone and contains a storage facility, Western States Storage. The surrounding area consists of similarly zoned (GC) parcels to the north, with Public Regional (PR) zoning to the east and west. To the south is Douglas County's jurisdiction, and zoned TC (Tourist Commercial). The nearest residential zone is over 1,000' from the proposed lease area.



Project Description

The proposed facility consists of twelve (12) Verizon Wireless panel antennas, to be mounted on a proposed 104' tall monopole. The 35' by 35' equipment area will be surrounded by a 6' tall chain link fence with barbed wire. The lease area will contain outdoor equipment cabinets installed on a new concrete pad. Power and telecommunications cables will be installed underground from the point of connection to the lease area. The unmanned facility will provide enhanced wireless network coverage 24 hours a day, 7 days a week.

Compliance with Carson City Development Standards – Division 1 Land Use and Site Design

Section 1.9 Wireless telecommunication facilities and equipment

A. Location and Placement Standards

Verizon is proposing a slim monopole, of similar height and character to other utility poles and structures in the area. The height of pole and size of lease area will provide other carriers with opportunities for future collocation. Verizon Wireless has carefully chosen a location that will minimize any visual impact to the surrounding area. The ground-mounted facility will be located in the northeastern corner of the parcel, behind existing development and set back from Hwy 395.

The proposed facility has been designed in a manner that will structurally accommodate additional antennas and future collocation. Verizon Wireless welcomes other carriers to collocate on their facilities whenever possible. Additional ground space is available within Verizon's lease area for at least one future carrier. In compliance with Carson City Municipal Code 18.15.030.2.b, Verizon will accommodate future potential collocation and cooperate in good faith with other carriers that wish to access the proposed monopole. Verizon has existing agreements with other wireless providers that include pre-determined pricing for co-location arrangements, subject to the standard industry practice. The costs of co-locating on a Verizon facility are generally reduced for other carriers and Verizon will honor these existing agreements at the proposed facility in Carson City.

B. Height and Dimensional Standards

The proposed facility height complies with the City's development standards for wireless facilities in the General Commercial zoning designation. Carson City limits tower height to 120' in the GC zone and the proposed tower is 104', well within that limit. Because of the surrounding topography and development, the proposed facility needs to be a total of 104' for the signal to reach the intended service area. (See Coverage Plots on pg. 8). The proposed facility has been designed at its minimum functional height.

C. Setbacks

The proposed facility complies with the building setback provisions for the General Commercial zoning designation. The tower and ground equipment will be more than 416' (104' tower height x 4) from any residential zones, as required by the Carson City Development Standards. The nearest residential zone is over 1,000' from the proposed lease area.

D. Design Standards

Verizon Wireless designed the facility to be set back in the northeastern corner of the parcel to aid in screening. Ground equipment will be enclosed within outdoor equipment cabinets and screened from view, and the equipment area will be surrounded by a security fence to minimize visual impacts. The fence will serve as a security barrier and will include a sign indicating the facility owner and a 24-hour emergency telephone number. Unless tower lighting is required by the FAA, the only lighting on the facility will be downward facing LED work light near the equipment cabinets.

Safety Benefits of Improved Wireless Service

Verizon Wireless offers its customers multiple services such as voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access, V CAST, and E911 services. Mobile phone use has become an extremely important tool for first responders and serves as a back-up system in the event of a natural disaster. Verizon Wireless will install back-up batteries at this facility to ensure quality communication for the surrounding community in the event of a natural disaster or catastrophic event. These batteries will be fully contained within the lease area and will provide power to the facility in the event that local power systems are offline.

Compliance with FCC Standards

This project will not interfere with any TV, radio, telephone, satellite, or any other signals. Any interference would be against federal law and a violation of Verizon Wireless's FCC License.

Maintenance and Back-Up Batteries

Verizon Wireless installs batteries at all of its cell sites. The batteries serve a vital role in Verizon's emergency and disaster preparedness plan. In the event of a power outage, Verizon Wireless communications equipment will transition to the back-up batteries. The batteries can run the site for a few hours depending on the demand placed on the equipment. Back-up batteries allow Verizon Wireless's communications sites to continue providing valuable communications services in the event of a power outage, natural disaster, or other emergency.

Construction Schedule

The construction of the facility will be in compliance with all local rules and regulations. The crew size will range from two to ten individuals. The construction phase of the project will last approximately two months and will not exceed acceptable noise levels.

Notice of Actions Affecting Development Permit

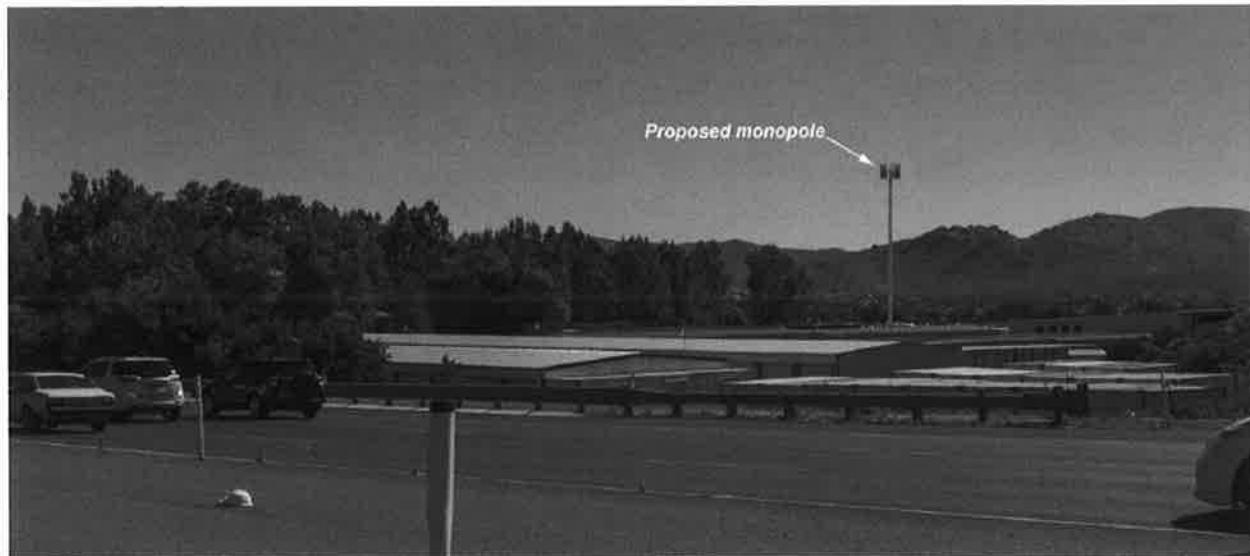
Verizon Wireless requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to 2009 V Street, Sacramento, CA 95818.

Alternative Site Analysis

The selection of a location for a wireless telecommunications facility that is needed to improve wireless capacity is dependent upon many factors, such as: topography, zoning regulations, existing structures, co-location opportunities, available utilities, access, and the existence of a willing landlord. Wireless communication utilizes line-of-sight technology that requires facilities to be in relative close proximity to the wireless handsets to be served. Each proposed site is unique and must be investigated and evaluated on its own terms.

The proposed coverage area consists of commercial, public, and residential uses in Carson City. Verizon strives to minimize visual and acoustic impacts for each facility and seeks to incorporate ways to preserve the local community character to the greatest extent feasible at all stages of site selection and design process.

The proposed facility will consist of Verizon panel antennas mounted on a proposed 104' monopole. Equipment cables will be run underground in order to minimize visual impacts and equipment will be screened by a chain link fence. The proposed location best serves the interest of Carson City and the local community because it is the least intrusive means available to improve service to the area. The process that Verizon implements to identify the least intrusive location is outlined below.



Selection Process and Candidates Considered

In November 2013, Verizon Wireless determined that the service objectives discussed above must be met. After establishing the need for the proposed facility, Verizon set out to identify the least intrusive means of achieving the necessary service objective. A total of seventeen candidates were considered prior to selecting the proposed location. Verizon begins its process by identifying a search area called a "search ring" (see image below) and a required centerline height.



The search ring represents the area within which a facility can be located to produce the desired coverage objective. The centerline height of 100' represents the required height of the antennas to produce the desired coverage objective. Two search rings were utilized for this candidate due to the difficulty of securing a lease. The yellow circle in the image above represents the initial search ring, and the red circle represents the second search ring added to expand the search for a willing landlord.

After reviewing the City's zoning regulations, the next step is to identify any existing towers within the search ring that could allow for collocation. In this case, Verizon determined a new tower must be constructed to adequately meet its coverage goals in this search ring. Verizon identified several potential alternative sites prior to selecting the presently proposed location, including two co-locations. Below is a list of the candidate properties that were considered for the proposed facility, as well as an explanation as to why each site was not selected.

1. Capital Christian Center (1601 Snyder Avenue / APN 010-221-15)

Verizon initially selected this 10 acre parcel as its primary candidate, and obtained a Special Use Permit from Carson City to construct a monopole in the northwest corner of the parking lot (SUP-14-067). The property owners were eager to lease to Verizon, but unfortunately during title review Verizon discovered defects on title that would prohibit construction of the facility. The property was granted to the Center by the BLM, and in exchange for a below-market sale price, the BLM placed a “public use” deed restriction on the property. This candidate was eliminated from consideration because Verizon was unable to clear title on the property and enter a final lease agreement.

2. Capital Christian Center 2 (1600 Snyder Avenue / APN 010-221-15)

This site is a vacant parcel across the street from Capital Christian Center. This candidate was not selected due to the proximity of a primary public right of way at Snyder Avenue, lack of existing infrastructure or screening on the parcel, and insufficient width of the road easement for access due to an existing public transportation easement. Additionally, this parcel was sold to the Center by the BLM and is subject to a “public use” deed restriction that would prohibit wireless facilities.

3. Nevada Energy (Snyder Avenue / APN 009-311-45)

This property is a 2.75 acre parcel owned by the BLM, with a portion leased to Nevada Energy for its own telecommunications facility. When the ring was first scrubbed, Nevada Energy expressed a policy of precluding wireless colocations from towers in the area. Two years later during the second scrub, several attempts were made to contact Nevada Energy by phone in order to confirm the policy was still in effect. However, no representative from Nevada Energy ever returned the phone calls. This candidate was not selected because the landlord declined to respond to contact attempts by Verizon.

4. BLM (APN 009-311-43)

This 9.4 acre parcel is owned by the BLM. Verizon and the BLM have entered into multiple agreements in the past, and the BLM indicated this property would be available for a wireless facility. However, there is no existing access to the property, and the BLM could not confirm the availability of a legal right-of-way.

5. BLM Raw Land (APN 1420-05-101-009)

The BLM is the record owner of several parcels on the eastern edge of Carson City, beginning on the edge of Snyder Avenue and ending just before the base of the mountain range. Though Verizon and the BLM have entered into multiple agreements, the BLM informed Verizon that they recently deeded those properties to Carson City, and that they are subject to the same “public use” restriction that proved fatal to the Capital Christian Center property.

6. State of Nevada 1 (5500 Snyder Avenue / APN 009-241-19)

This property is part of the State of Nevada's prison system. Verizon reached out to the state about developing a wireless facility on the parcel. However, the State was unwilling to lease a portion of the parcel to Verizon, citing security concerns.

7. State of Nevada 2 (1721 Snyder Avenue / APN 010-281-46)

This property is part of the State of Nevada's prison system. Verizon reached out to the state about developing a wireless facility on the parcel. However, the State was unwilling to lease a portion of the parcel to Verizon, citing security concerns.

8. Edmonds Sports Complex/ Cricket Wireless (1555 Livermore Lane)

This multi-parcel, multi-acre property is owned by Carson City. A Cricket Wireless tower of unknown height is located within the Edmonds Sports Complex. Verizon investigated the Complex for a new build or co-location on Cricket's tower. A conversation with Ruth Borelli, Real Property Manager for Carson City Public Works, indicated that though Cricket already has a tower at the complex, no additional carriers may be installed on the property due to a "public use" deed restriction. This is the same BLM-imposed deed restriction affecting the Capital Christian Center properties.

9. Bourassa (3776 N Hwy 395 / APN 1420-06-502-012)

This .40 acre parcel is owned by Elsie and Virgil Bourassa, and houses a small Jiffy Lube. This candidate was presented to Verizon for consideration, but Verizon's radio frequency engineer rejected the location because it is too close to an existing Verizon site.

10. Carson Valley Center (911 Topsy Lane / APN 1420-06-602-023)

This 21.37 acre parcel is home to a large strip mall with many chain retail stores. This candidate was presented to Verizon for consideration, but Verizon's radio frequency engineer rejected the location because it is too close to an existing Verizon site.

11. Fountainhead (3690 N Hwy 395 / APN 1420-06-702-002)

This 7.54 acre parcel is owned by the International Church of the Fountainhead. This candidate was presented to Verizon for consideration, but Verizon's radio frequency engineer rejected the location because it is too close to an existing Verizon site.

12. Shepherd (3680 N Hwy 395 / APN 1420-06-702-003)

This 2.10 acre parcel was rejected by Verizon's radio frequency engineer because it is too close to an existing Verizon site.

13. US Forest Service (APN 1420-06-702-001)

This 10.10 acre parcel was rejected by Verizon's radio frequency engineer because it is too close to an existing Verizon site.

14. BIA – Washoe Tribe (APN 1420-05-101-008)

This multi-acre parcel is owned by the BIA/Washoe Tribe of Nevada. While Verizon has entered into cell site leases with the BIA and tribes previously, there is no existing legal access to the parcel, and historically the BIA leasing process has taken a prohibitively long time.

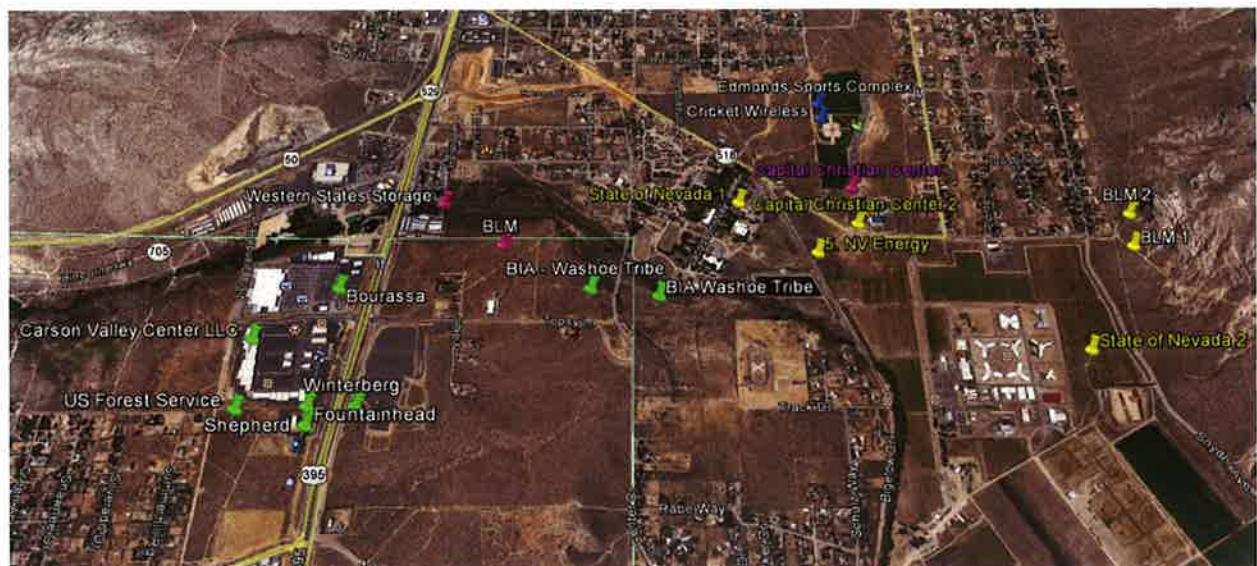
15. BIA – Washoe Tribe (APN 009-311-43)

This multi-acre parcel is owned by the BIA/Washoe Tribe of Nevada. While Verizon has entered into cell site leases with the BIA and tribes previously, there is no existing legal access to the parcel, and historically the BIA leasing process has taken a prohibitively long time.

16. Winterberg (APN 1420-06-701-001)

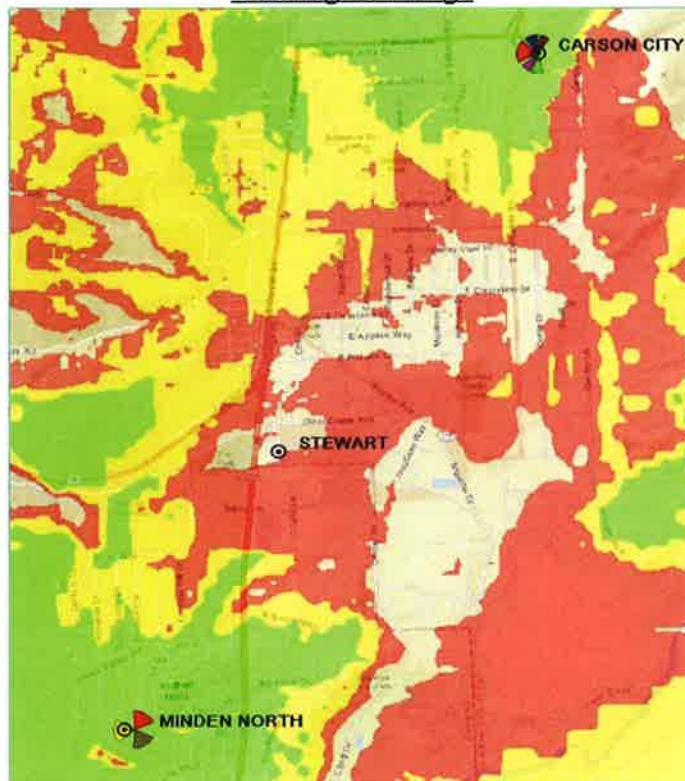
This 2.00 acre parcel was rejected by Verizon’s radio frequency engineer because it is too close to an existing Verizon site.

The map below shows the locations of each of the properties listed above, as well as the proposed candidate, Western States Storage.

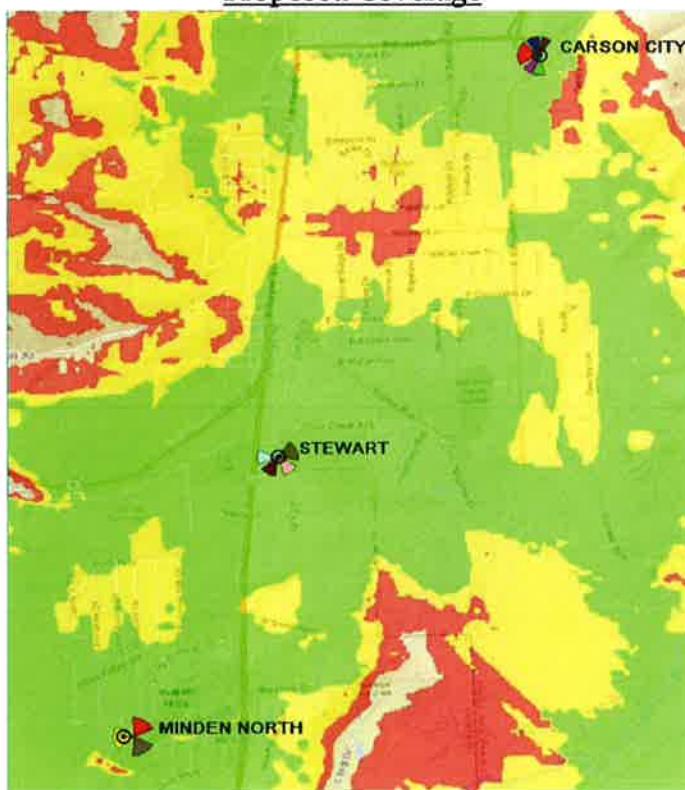


Coverage Area

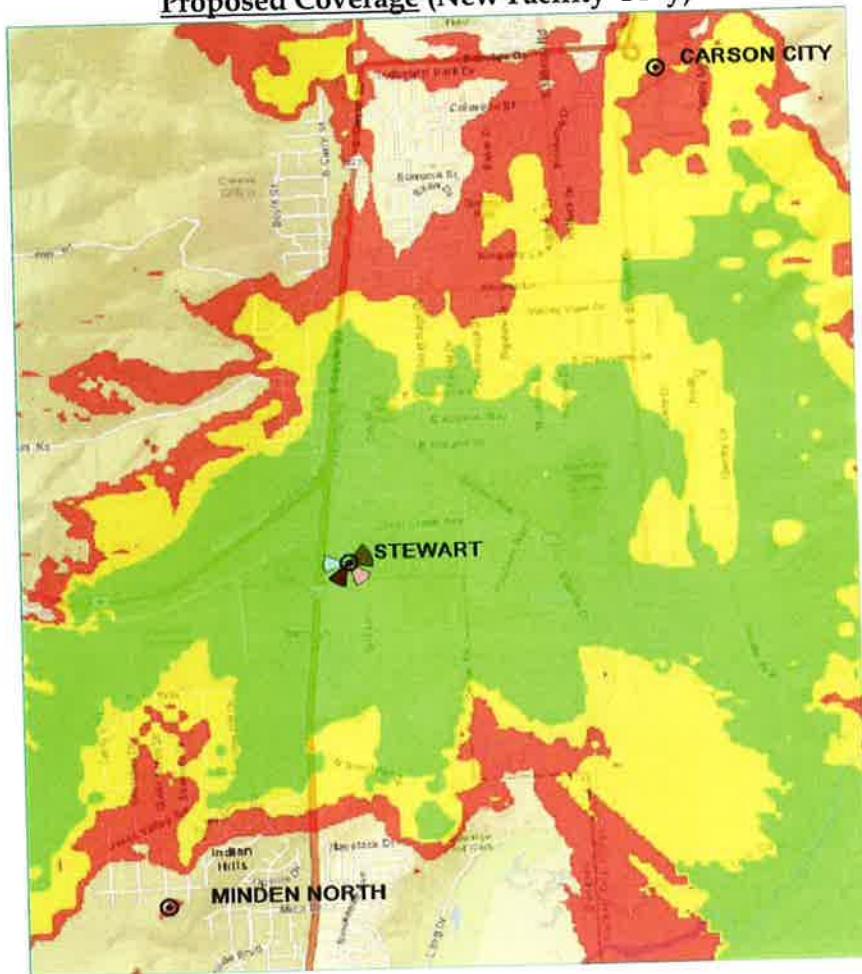
Existing Coverage



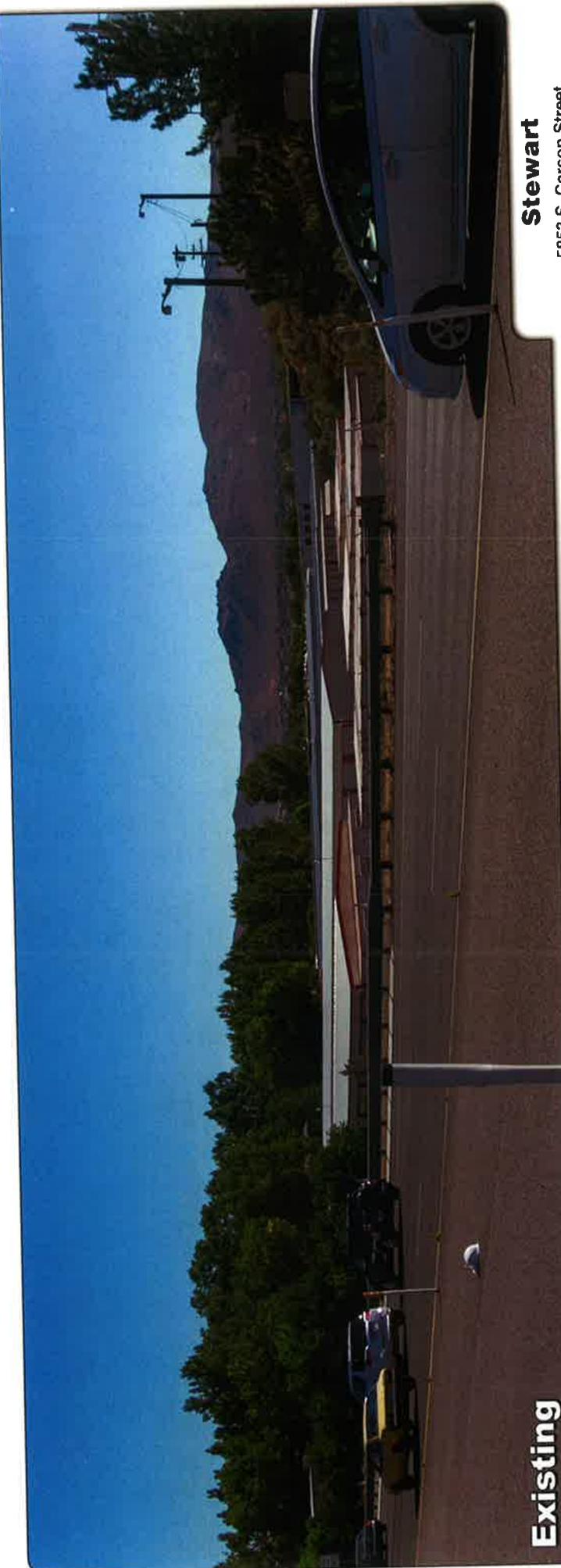
Proposed Coverage



Proposed Coverage (New Facility Only)

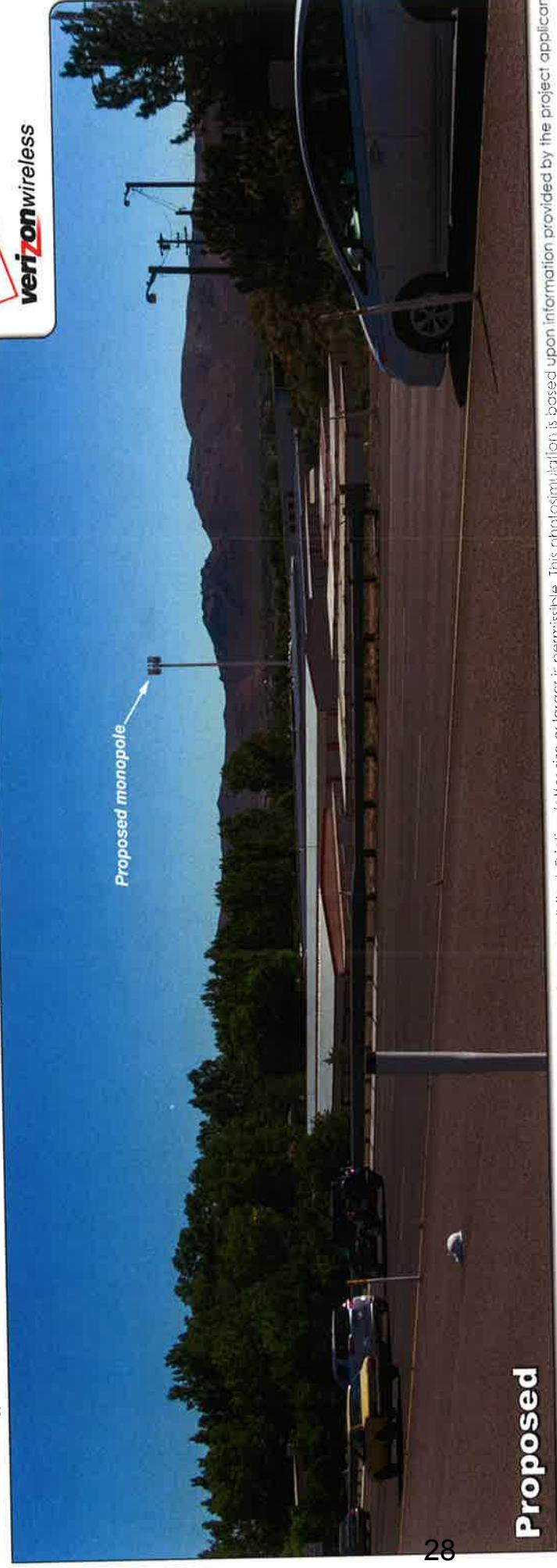


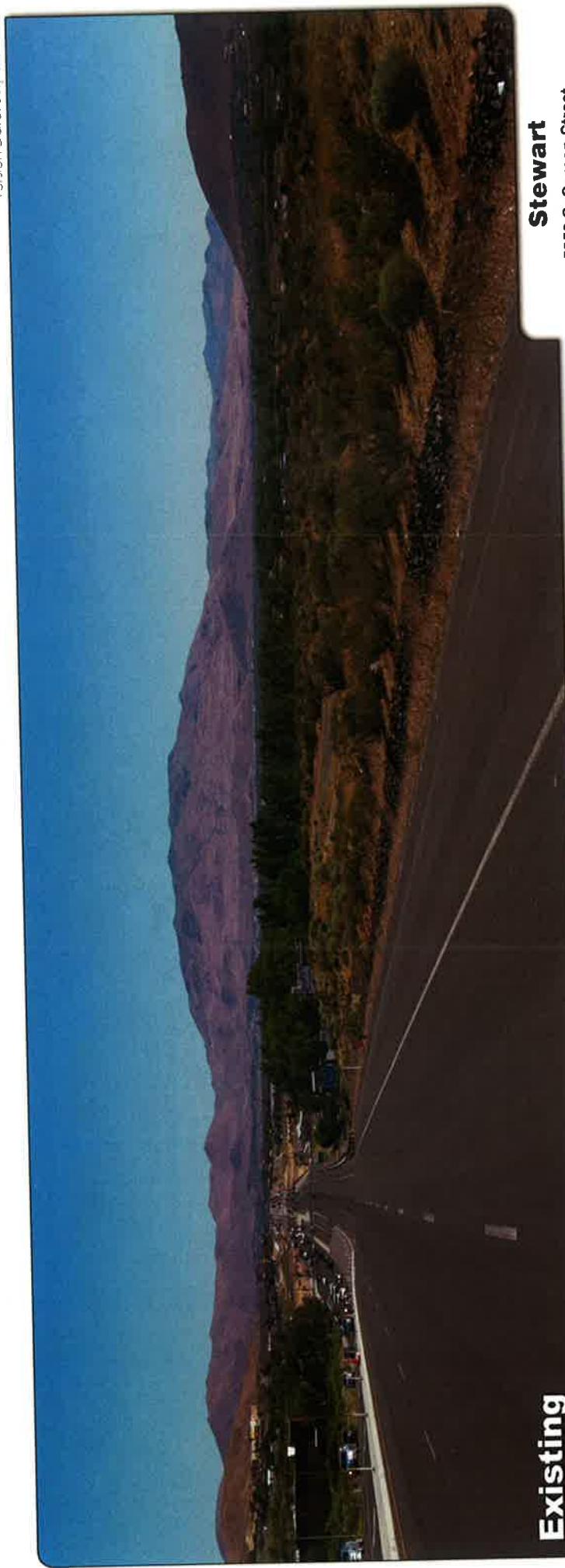
Existing



Photosimulation of the view looking east from the nearest point along Hwy 395.

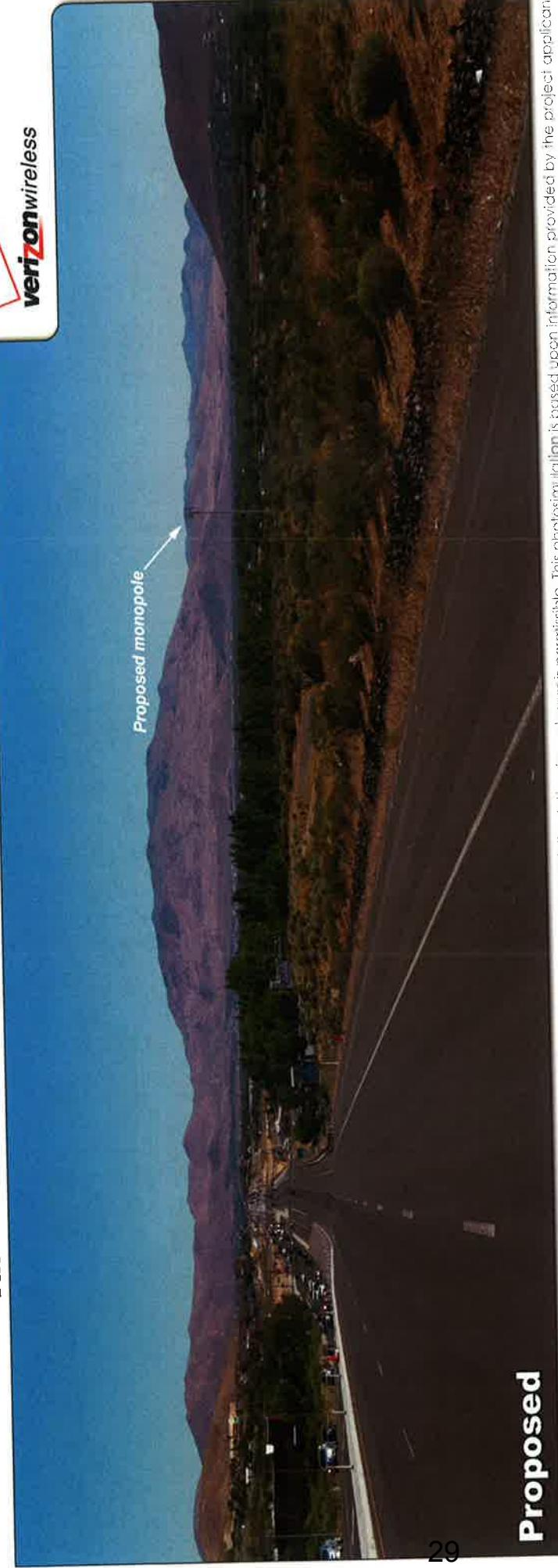
Proposed



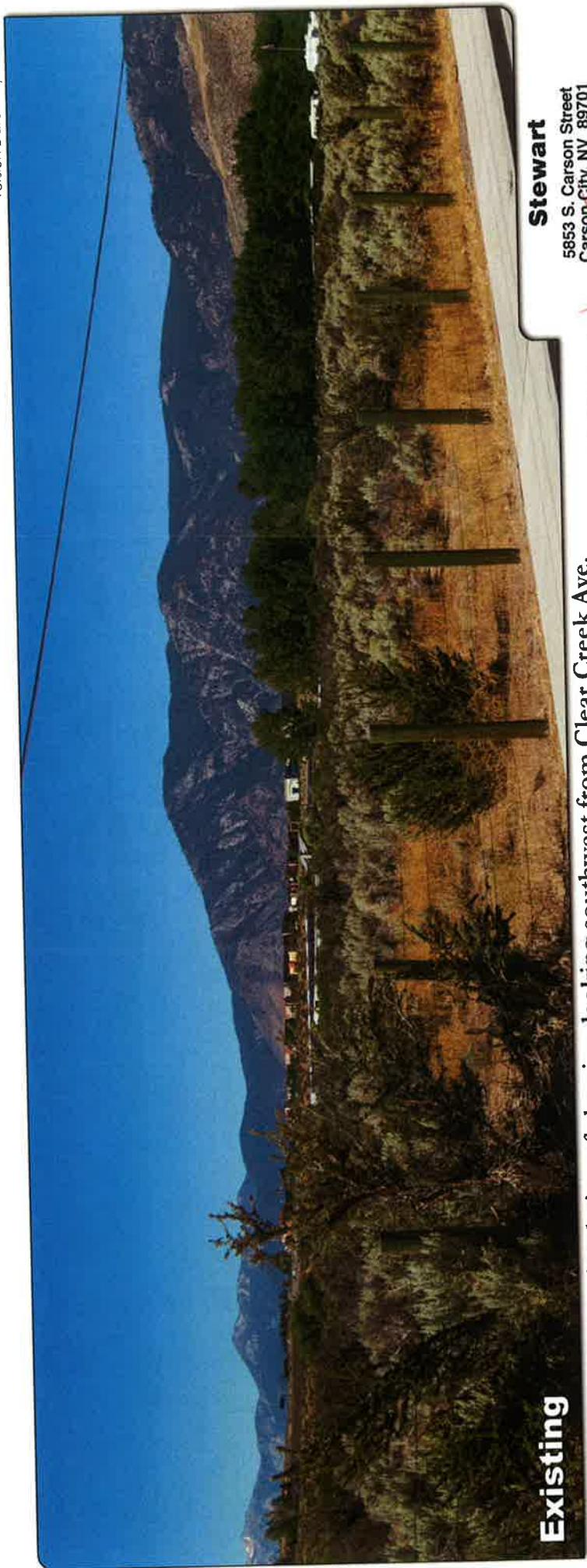


Existing

Stewart
5853 S. Carson Street
Carson City, NV 89701



Proposed

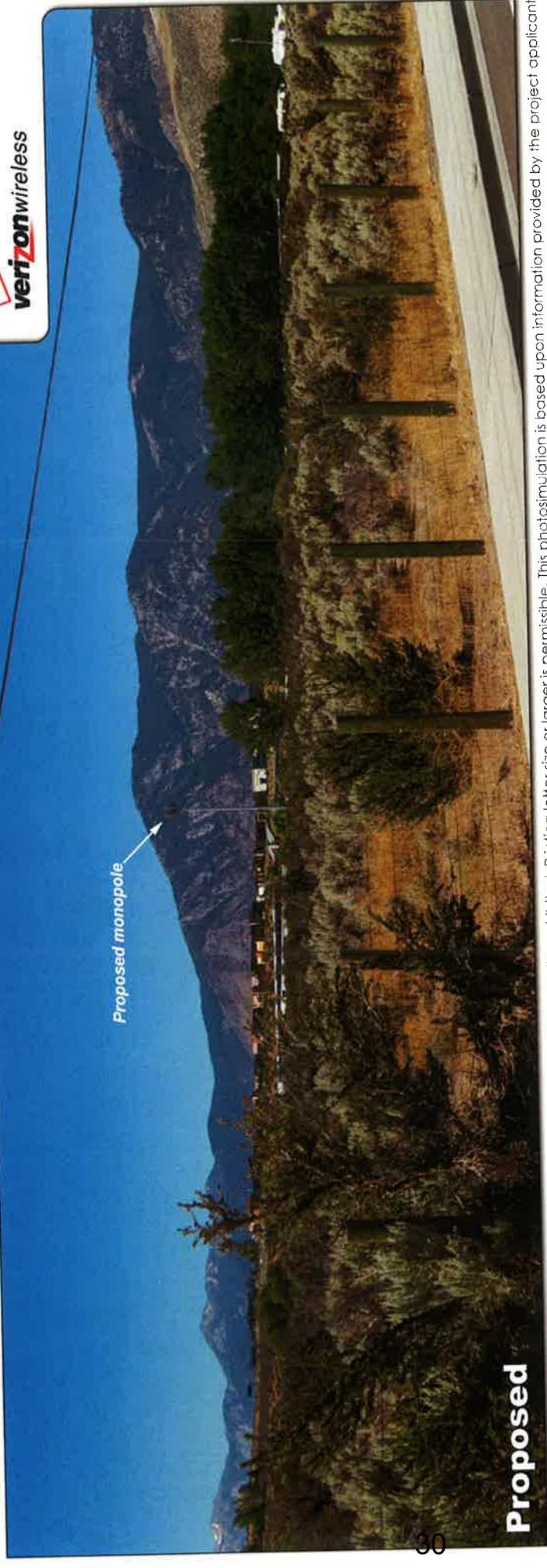


Existing

Stewart
5853 S. Carson Street
Carson City, NV 89701



Photosimulation of the view looking southwest from Clear Creek Ave.



Proposed

**Verizon Wireless • Proposed Base Station (Site No. 282022 “Stewart”)
5853 South Carson Street • Carson City, Nevada**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 282022 “Stewart”) proposed to be located at 5853 South Carson Street in Carson City, Nevada, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas on a tall pole to be sited at 5853 South Carson Street in Carson City. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. A summary of the FCC’s exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5–80 GHz	5.00 mW/cm ²	1.00 mW/cm ²
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the



**Verizon Wireless • Proposed Base Station (Site No. 282022 "Stewart")
5853 South Carson Street • Carson City, Nevada**

antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, "Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation," dated August 1997. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna's radiation pattern is not fully formed at locations very close by (the "near-field" effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the "inverse square law"). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by Manuel S. Tsihlas, Architect, dated August 12, 2016, it is proposed to install eight Andrew directional panel antennas – two Model SBNHH-1D65C and six Model SBNHH-1D45C – on a new 104-foot steel pole to be sited at the northeast corner of the self-storage facility located at 5853 South Carson Street in Carson City. The antennas would employ up to 4° downtilt, and would be mounted at an effective height of about 100 feet above ground. The 1D65C antennas would be oriented toward 65°T, and the 1D45C antennas would be oriented in pairs toward 140°T, 210°T, and 270°T. The maximum effective radiated power in any direction would be 21,630 watts, representing simultaneous operation at 9,610 watts for AWS, 9,010 watts for PCS, and 3,010 watts for 700 MHz service; no operation on cellular frequencies is presently proposed from this site. There are reported no other wireless telecommunications base stations at the site or nearby.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.012 mW/cm², which is 1.2% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building* is 0.79% of the public exposure limit. The maximum calculated level at any nearby residence† is 0.49% of the public

* Located at least 110 feet away, based on photographs from Google Maps.

† Including the mobile homes at Clear Creek Trailer Park, located at least 140 feet to the north, based on photographs from Google Maps.

**Verizon Wireless • Proposed Base Station (Site No. 282022 "Stewart")
5853 South Carson Street • Carson City, Nevada**

exposure limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

No Recommended Mitigation Measures

Due to their mounting location and height, the Verizon antennas would not be accessible to unauthorized persons, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that Verizon will, as an FCC licensee, take adequate steps to ensure that its employees or contractors receive appropriate training and comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Verizon Wireless at 5853 South Carson Street in Carson City, Nevada, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-21306, which expires on September 30, 2017. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



Neil J. Olij, P.E.
707/996-5200

September 8, 2016



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

X1JK

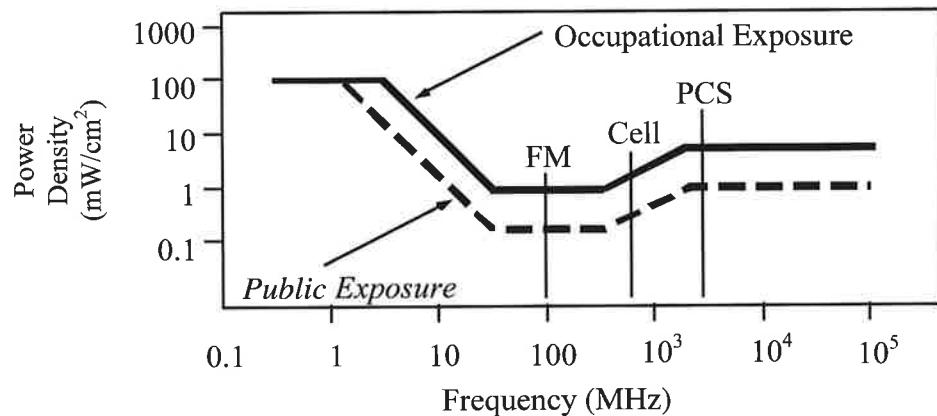
Page 3 of 3

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, “Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields,” published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements (“NCRP”). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, “Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz,” includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency	Electromagnetic Fields (f is frequency of emission in MHz)					
	Applicable Range (MHz)	Electric Field Strength (V/m)	Magnetic Field Strength (A/m)	Equivalent Far-Field Power Density (mW/cm ²)		
0.3 – 1.34	614	<i>614</i>	1.63	1.63	100	100
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	27.5	0.163	0.0729	1.0	0.2
300 – 1,500	3.54 \sqrt{f}	<i>1.59\sqrt{f}</i>	$\sqrt{f}/106$	$\sqrt{f}/238$	$f/300$	<i>f/1500</i>
1,500 – 100,000	137	61.4	0.364	0.163	5.0	1.0



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

where θ_{BW} = half-power beamwidth of the antenna, in degrees, and

P_{net} = net power input to the antenna, in watts,

D = distance from antenna, in meters,

h = aperture height of the antenna, in meters, and

η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, in mW/cm²,

where ERP = total ERP (all polarizations), in kilowatts,

RFF = relative field factor at the direction to the actual point of calculation, and

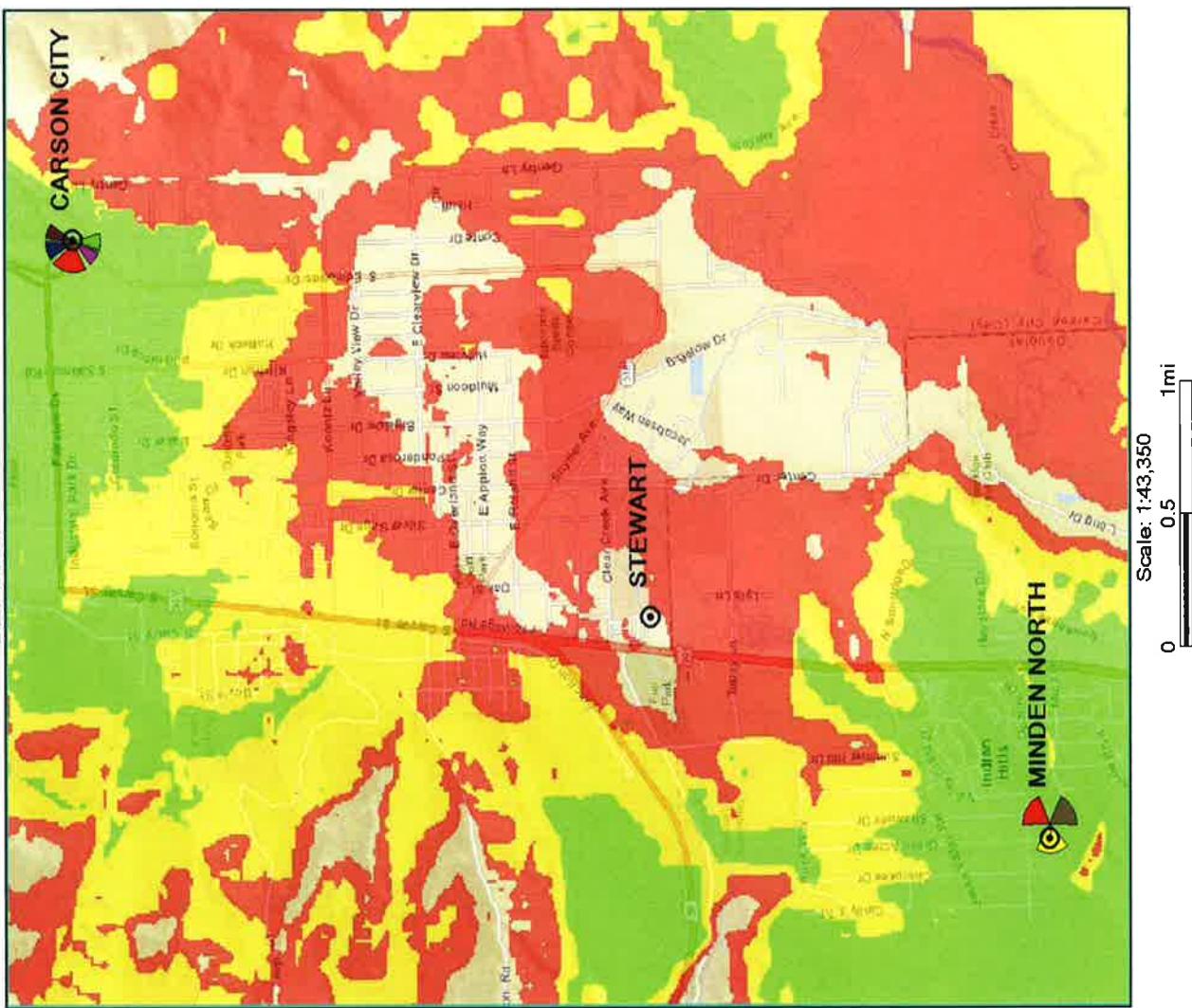
D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 ($1.6 \times 1.6 = 2.56$). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.

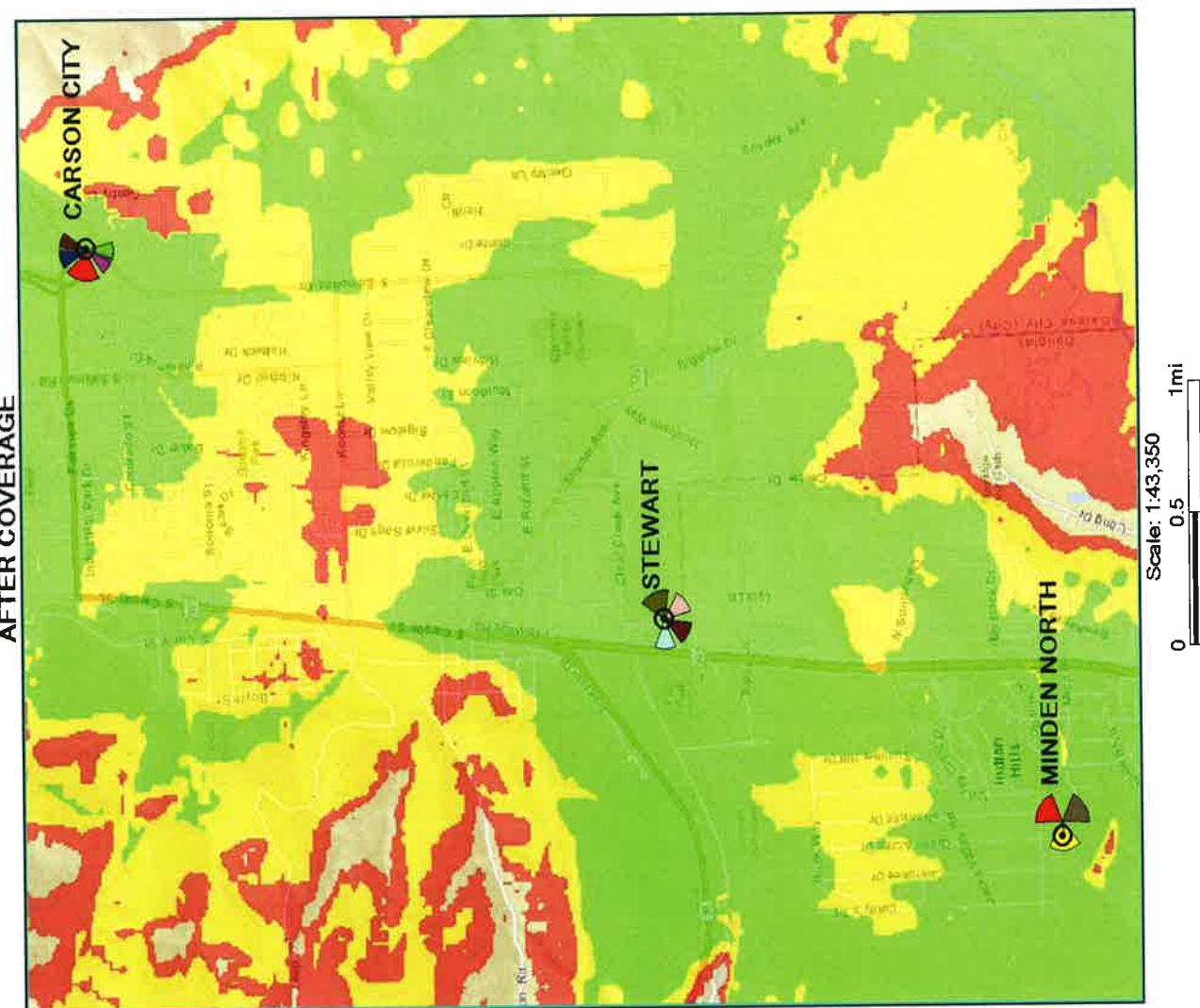


STEWART Coverage Maps

BEFORE COVERAGE

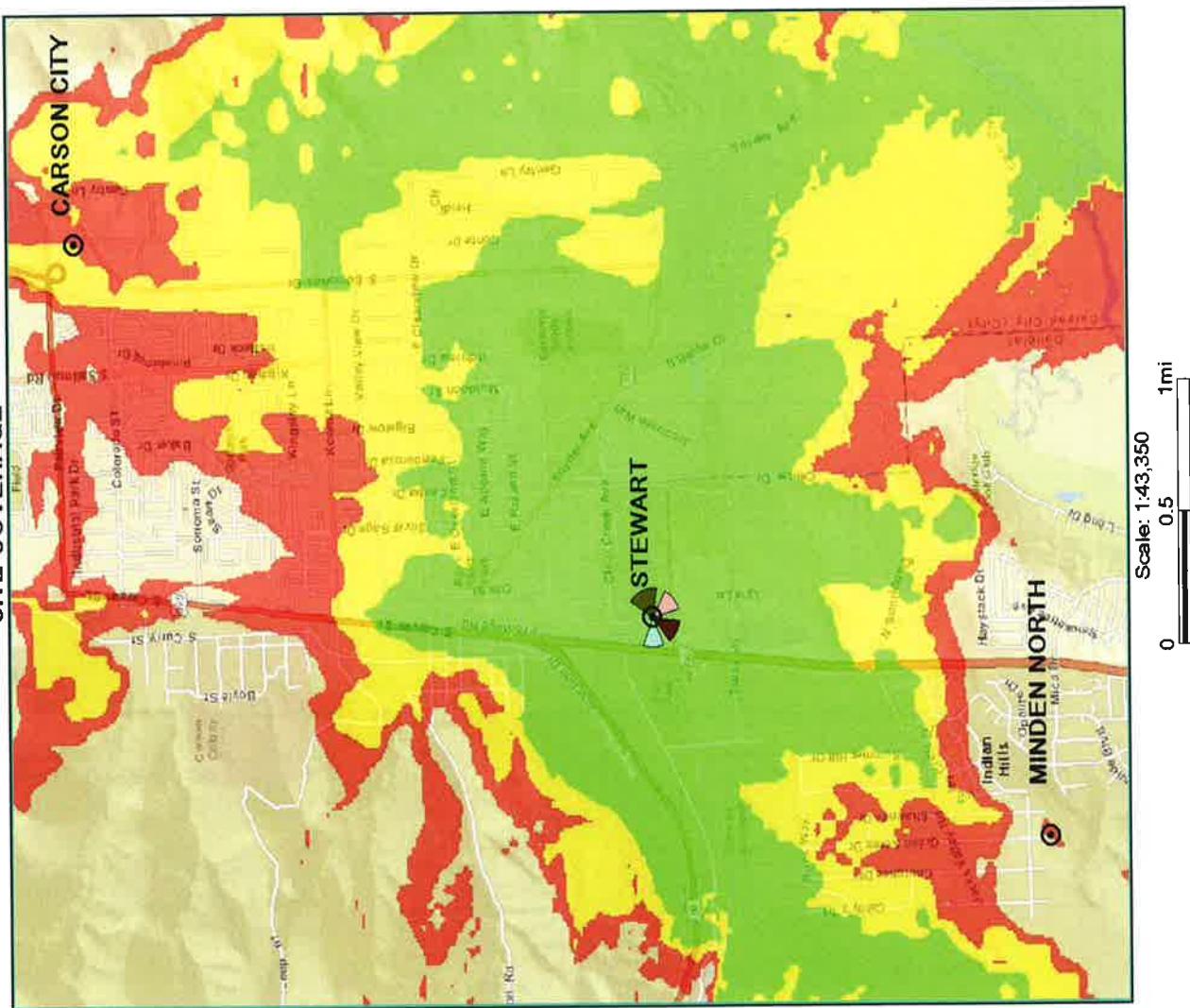


STEWART
Coverage Maps



STEWART Coverage Maps

SITE COVERAGE



A.P.N. 9-304-04 - as to Parcel 1
9-304-05 - as to Parcel 2

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 1,18 .00
(X) Computed on full value of property delivered, or
() Computed on full value less value of taxes and encumbrances remaining at time of sale
() Unincorporated area: () City of _____ and _____ and
() Realty not sold.

CORPORATION GRANT, BARGAIN, SALE DEED

SILVERTON, INC., a corporation organized and existing under the laws of the State of Nevada, and having its principal place of business at 188 S. Benjamin, Stateline, NV 89449 in consideration of \$10.00 Dollars, does hereby Grant, Bargain, Sell and Convey to WESTERN STATES STORAGE I, *A *LIMITED PARTNERSHIP NEVADA LIMITED PARTNERSHIP all that real property in the County of Carson City, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN .6 ACRE FEET PER YEAR OF UNDERGROUND WATER RIGHTS AS DESCRIBED IN THAT CERTAIN APPLICATION NO. 26945, GRANTED UNDER THE STATE OF NEVADA, DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, DIVISION OF WATER RESOURCES AS THEY ARE APPURTENNANT TO THE REAL PROPERTY DESCRIBED HEREIN.

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF said Grantor has caused its corporate name to be hereto affixed by its _____

President and _____ Secretary thereunto duly authorized pursuant to a Corporate Resolution of its Board of Directors.

Dated: 11/5/96 1996

SILVERTON, INC., a Nevada corporation

By: Kelman R. Aiken, Jr., President/Secretary/Treasurer

STATE OF NEVADA

COUNTY OF Carson City

ON 11/5/96 before me, the undersigned, a Notary Public in and for said County and State, personally appeared KELMAN R. AIKEN, JR., known to me to be the person who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its By-laws and Resolution of its Board of Directors.

Delma Branson
Name (Typed or Printed)



WHEN RECORDED MAIL TO:
WESTERN STATES STORAGE I, a Nevada Limited Partnership
725 Fairview Blvd., Ste. 27
Incline Village, NV 89450

196385

EXHIBIT "A"

All that certain Real Property situate in the County of Carson
City, State of Nevada and more particularly described as follows:

PARCEL 1:

All that portion of the Southeast 1/4 of the Southeast 1/4 of
Section 31, Township 15 North, Range 20 East, M.D.B. & M.,
situated, lying and being East of the Nevada State Highway, U.S.
Route 395 and being more particularly described by Metes and Bounds
as follows:

COMMENCING at the established section corner common to Sections 31
and 32, Township 15 North and Sections 5 and 6 of Township 14
North, all in Range 20 East, M.D.B. & M., and running thence North
0° 01' 53" East along the section line common to said Sections 31
and 32, a distance of 464.67 feet to its intersection with the
County line between Douglas and Ormsby County (now Carson City),
thence South 59°30'00" West along said County line, a distance of
116.47 feet; thence North 78°00'00" West along said County line, a
distance of 486.82 feet to its intersection with the Southeasterly
right of way line of the Nevada State Highway, U.S. Route 395;
thence South 7°48'00" West along said highway right of way line, a
distance of 512.30 feet to a point on the South line of said
Section 31; thence North 89°55'52" East along the South line of
said Section 31, a distance of 645.81 feet to the Point of
Commencement.

EXCEPTING THEREFROM:

COMMENCING at the Southeast corner of Section 31, Township 15
North, Range 20 East, M.D.B. & M.; thence South 89°55'52", West
369.66 feet; thence North 0°04'08" West, 25.00 feet to the Point of
Beginning; thence North 05°38'30" East, 100.50 feet; thence North
89°55'52" East, 70.00 feet; thence South 5°38'30" West, 100.50
feet; thence South 89°55'52" West, 70.00 feet to the Point of
Beginning

PARCEL 2:

COMMENCING at the Southeast corner of Section 31, Township 15
North, Range 20 East, M.D.B. & M.; thence South 89°55'52" West,
369.66 feet; thence North 0°04'08" West, 25.00 feet to the Point of
Beginning; thence North 05°38'30" East, 100.50 feet; thence North
89°55'52" East, 70.00 feet; thence South 5°38'30" West, 100.50
feet; thence South 89°55'52" West, 70.00 feet to the Point of
Beginning.

RECORD
RECEIVED
NORTHERN NEVADA TITLE COMPANY
'96 NOV 19 P3:23

196385

8.0 700

196385

40


[Treasurer Home](#) [Assessor Data Inquiry](#) [Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 009-304-06

Property Location: 5853 S CARSON ST	Tax Year: 2016-17
Billed to: WESTERN STATES STORAGE I	Roll #: 018667
% CAMPBELL INVESTMENTS INC	District: 1.6
5861 S CARSON ST	Tax Service:
CARSON CITY, NV 89701-0000	Land Use Code: 490
Code Table	

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
No Prior Year Taxes					
 Current Year					
08/15/16	5,975.21		5,975.21	5,975.21	.00
10/03/16	5,972.00		5,972.00	5,972.00	.00
01/02/17	5,972.00		5,972.00	.00	5,972.00
03/06/17	5,972.00		5,972.00	.00	11,944.00
Totals:	23,891.21	.00	23,891.21	11,947.21	

Additional Information

	2016-17	2015-16	2014-15	2013-14	2012-13
Tax Rate	3.5200	3.5200	3.5400	3.5600	3.5600
Tax Cap Percent	.2	3.2	3.0	4.2	6.4
Abatement Amount	7,912.94	5,711.10	8,130.87	8,175.68	9,560.62



First American Title

First American Title Insurance Company

**2490 Paseo Verde Parkway, Suite 100
Henderson, NV 89074
Phone: 702-731-4131
Fax: 702-242-1744**

May 19, 2016

Kim Le
Complete Wireless Consulting, Inc
2009 V Street
Sacramento, CA 95818

Phone: (916)662-2987

Customer Reference: Stewart

Title Officer: Debbie Jackson
Phone: (702)731-4131

Order Number: 9015-2504536

Property: 5853 South Carson Street, Carson City, NV, APN 009-304-06

Attached please find the following item(s):

Commitment

Thank You for your confidence and support. We at First American Title Insurance Company maintain the fundamental principle:

Customer First!

First American Title Insurance Company

INFORMATION

The Title Insurance Commitment is a legal contract between you and the company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the policy.

The Company will give you a sample of the Policy form, if you ask.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

This information is not part of the title insurance commitment.

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Conditions	

YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.
If you have any questions about the Commitment,
please contact the issuing office.

COMMITMENT FOR TITLE INSURANCE

Issued by

First American Title Insurance Company

Agreement to Issue Policy

We agree to issue a policy to you according to the terms of this Commitment.

When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

The Provisions in Schedule A.

The Requirements in Schedule B-1.

The Exceptions in Schedule B-2.

The Conditions.

This Commitment is not valid without Schedule A and Sections 1 and 2 of Schedule B.

First American Title Insurance Company



Dennis J. Gilmore
President



Jeffrey S. Robinson
Secretary



By:

Authorized Signatory

SCHEDULE A

1. Commitment Date: April 20, 2016 at 7:30 A.M.

2. Policy or Policies to be issued: Amount

a. ALTA Owner's Policy \$To Be Determined

Proposed Insured:
To Be Determined

b. ALTA Loan Policy \$To Be
Determined

Proposed Insured:
To Be Determined

3. (A) The estate or interest in the land described in this Commitment is:

Fee

(B) Title to said estate or interest at the date hereof is vested in:

Western States Storage I Limited Partnership, a Nevada limited partnership

4. The land referred to in this Commitment is situated in the County of Carson City, State of Nevada, and is described as follows:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.B.&M., SITUATED, LYING AND BEING EAST OF THE NEVADA STATE HIGHWAY, U.S. ROUTE 395 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE ESTABLISHED SECTION CORNER COMMON TO SECTIONS 31 AND 32, TOWNSHIP 15 NORTH AND SECTIONS 5 AND 6 OF TOWNSHIP 14 NORTH, ALL IN RANGE 20 EAST, M.D.B.&M.;

AND RUNNING THENCE NORTH 0°01'53" EAST ALONG THE SECTION LINE COMMON TO SAID SECTIONS 31 AND 32, A DISTANCE OF 464.67 FEET TO ITS INTERSECTION WITH THE COUNTY LINE BETWEEN DOUGLAS AND ORMSBY COUNTY (NOW CARSON CITY);

THENCE SOUTH 59°30'00" WEST ALONG SAID COUNTY LINE, A DISTANCE OF 116.47 FEET;

THENCE NORTH $78^{\circ}00'00''$ WEST ALONG SAID COUNTY LINE, A DISTANCE OF 486.82 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE NEVADA STATE HIGHWAY, U.S. ROUTE 395;

THENCE SOUTH $7^{\circ}48'00''$ WEST ALONG SAID HIGHWAY RIGHT OF WAY LINE, A DISTANCE OF 512.30 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 31;

THENCE NORTH $89^{\circ}55'52''$ EAST ALONG THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 645.81 FEET TO THE POINT OF COMMENCEMENT.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 19, 1996 IN DOCUMENT NO. 196385 OF OFFICIAL RECORDS, CARSON CITY COUNTY, NEVADA.

SCHEDULE B

SECTION ONE

REQUIREMENTS

The following requirements must be met:

- (A) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (B) Pay us the premiums, fees and charges for the policy.
- (C) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (D) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (E) Releases(s) or Reconveyance(s) of Item(s): 14, 17 and 18
- (F) Other:
- (G) You must give us the following information:
 1. Any off record leases, surveys, etc.
 2. Statement(s) of Identity, all parties.
 3. Other:

The following additional requirements, as indicated by "X", must be met:

- [X] (H) Provide information regarding any off-record matters, which may include, but are not limited to: leases, recent works of improvement, or commitment statements in effect under the Environmental Responsibility Acceptance Act, Civil Code Section 850, et seq.

The Company's Owner's Affidavit form (attached hereto) must be completed and submitted prior to close in order to satisfy this requirement. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

- [X] (I) An ALTA/NSPS survey of recent date, which complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys, must be submitted to the Company for review. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

(J) The following LLC documentation is required from .

(K) The following partnership documentation is required from Western States Storage I Limited Partnership, a Nevada limited partnership:

- Prior to the close of escrow or the issuance of any policy of title insurance, we will require that a copy of the Western States Storage I Limited Partnership, a Nevada limited partnership, Partnership Agreement and any amendments thereto be submitted to the Company for examination.
- Evidence of proper filing and good standing in the State of Nevada of Western States Storage I Limited Partnership.

(L) The following documentation is required from corporation:

(M) Based upon the Company's review of that certain partnership/operating agreement dated for the proposed insured herein, the following requirements must be met:

Any further amendments to said agreement must be submitted to the Company, together with an affidavit from one of the general partners or members stating that it is a true copy, that said partnership or limited liability company is in full force and effect, and that there have been no further amendments to the agreement. This Commitment will then be subject to such further requirements as may be deemed necessary.

(N) A copy of the complete lease, as referenced in Schedule A, #3 herein, together with any amendments and/or assignments thereto, must be submitted to the Company for review, along with an affidavit executed by the present lessee stating that it is a true copy, that the lease is in full force and effect, and that there have been no further amendments to the lease. This Commitment will then be subject to such further requirements as may be deemed necessary.

(O) Approval from the Company's Underwriting Department must be obtained for issuance of the policy contemplated herein and any endorsements requested thereunder. This Commitment will then be subject to such further requirements as may be required to obtain such approval.

(P) Potential additional requirements, if ALTA Extended coverage is contemplated hereunder, and work on the land has commenced prior to close, some or all of the following requirements, and any other requirements which may be deemed necessary, may need to be met:

(Q) The Company's "Mechanic's Lien Risk Addendum" form must be completed by a Company employee, based upon information furnished by the appropriate parties involved.

- (R) The Company's "Indemnity Agreement I" must be executed by the appropriate parties.
- (S) Financial statements from the appropriate parties must be submitted to the Company for review.
- (T) A copy of the construction contract must be submitted to the Company for review.
- (U) An inspection of the land must be performed by the Company for verification of the phase of construction.

SCHEDULE B

SECTION TWO

EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the land or that may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. Unpatented mining claims, (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights or, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

Exceptions 1-6 will be omitted on extended coverage policies

7. Water rights, claims or title to water, whether or not shown by the public records.
8. Any taxes that may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls, in the Office of the Carson City County Assessor, per Nevada Revised Statute 361.260.
9. Any lien which may be levied by the Carson City Utilities by reason of said land lying within its boundaries.
10. Reservations or exceptions in Patents, or in acts authorizing the issuance thereof.

11. The rights and provisions of the General Highway Act for improvements, repairs and landscaping to the public highway located along the boundary of the herein described land.
12. An Easement for poles, power lines and incidental purposes, recorded September 18, 1953 in Book No. 62, Page 172 as Instrument No. N/A of Powers, Plats and Miscellaneous.
Affects: A portion of said land
13. The terms and provisions contained in the document entitled An Ordinance Approving a Waterline Reimbursement Agreement, executed by and between Carson City and Western States Storage I, a Nevada limited partnership, recorded December 01, 1997 in Book No. N/A as Instrument No. 210759 of Official Records.
14. A Deed of Trust to secure an original indebtedness of \$850,500.00, and any other amounts or obligations secured thereby, recorded July 17, 2012, in Book N/A, as Instrument No. 424214.
Dated: June 26, 2012
Trustor: Western States Storage I Limited Partnership, a Nevada limited partnership
Trustee: Ticor Title of Nevada, Inc.
Beneficiary: Meadows Bank
15. An Assignment of Rents recorded July 17, 2012 in Book No. N/A as Instrument No. 424215 of Official Records, as additional security for the payment of the indebtedness secured by the Deed of Trust, recorded July 17, 2012 in Book No. N/A as Instrument No. 424214 of Official Records.
16. An unrecorded Lease dated February 09, 2004, executed by Western States Storage I, Limited Partnership as lessor and YESCO Outdoor Media LLC, a Utah limited liability company as lessee, as disclosed by a Subordination Agreement recorded July 17, 2012 in Book No. N/A as Instrument No. 424216 of Official Records.
 - Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records.
 - A document recorded July 17, 2012, in Book N/A as Instrument No. 424216 of Official Records, provides that the lien or charge of said Lease is subordinate to the Deed of Trust recorded July 17, 2012, in Book N/A as Instrument No. 424214; upon the terms, conditions, and provisions contained therein.
 - A document recorded July 30, 2012, in Book N/A as Instrument No. 424642 of Official Records, provides that the lien or charge of said Lease is subordinate to the Deed of Trust recorded July 30, 2012, in Book N/A as Instrument No. 424638; upon the terms, conditions, and provisions contained therein.

17. A Financing Statement recorded July 17, 2012 in Book No. N/A as Instrument No. 424221 of Official Records.

Debtor: Western States Storage I Ltd Partnership
Secured party: Meadows Bank

18. A Deed of Trust to secure an original indebtedness of \$873,000.00, and any other amounts or obligations secured thereby, recorded July 30, 2012, in Book N/A, as Instrument No. 424638.

Dated: June 29, 2012
Trustor: Western States Storage I Limited Partnership, a Nevada limited partnership
Trustee: Ticor Title of Nevada, Inc.
Beneficiary: Nevada State Development Corporation

- According to the public records, the beneficial interest under the Deed of Trust was assigned to Small Business Administration, an Agency of the United States by Assignment recorded July 30, 2012 , in Book No. N/A as Instrument No. 424639 of Official Records.
- A document recorded July 30, 2012 in Book No. N/A as Instrument No. 424643 of Official Records provides that the lien or charge of the Deed of Trust was subordinated to the lien or charge of the Deed of Trust recorded July 17, 2012 in Book N/A as Instrument No. 424214 of Official Records.

19. An Assignment of Leases and Rents recorded July 30, 2012 in Book No.N/A as Instrument No. 424642 of Official Records, as additional security for the payment of the indebtedness secured by the Deed of Trust, recorded July 30, 2012 in Book No. N/A as Instrument No. 424638 of Official Records.

20. The terms and provisions contained in the document entitled Third Party Lender Agreement, executed by and between Meadows Bank and Nevada State Development Corporation, recorded July 30, 2012 in Book No. N/A as Instrument No. 424643 of Official Records.

21. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS Survey.

22. Rights of parties in possession of the land by reason of unrecorded leases and all parties claiming by, through or under said lessees or tenants, if any, that would be disclosed from an inquiry of the parties, or by an inspection of the land.

INFORMATIONAL NOTES

NOTE: Taxes for the fiscal year July 1, 2015 through June 30, 2016, including any secured personal property taxes collected therewith.

APN 009-304-06

Total tax: \$23,854.51 (Paid)

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

CONDITIONS

1. DEFINITIONS

- (a) "Mortgage" means mortgage, deed of trust or other security instrument.
- (b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2. LATER DEFECTS

The Exceptions in Schedule B - Section Two may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B - Section One are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown in Schedule B - Section One

or

eliminate with our written consent any Exceptions shown in Schedule B - Section Two.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this commitment and is subject to its terms.

Privacy Policy

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.



Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: SACRAMENTO VALLEY LIMITED PARTNERSHIP

ATTN: REGULATORY
SACRAMENTO VALLEY LIMITED PARTNERSHIP
1120 SANCTUARY PKWY, #150 GASASREG
ALPHARETTA, GA 30009-7630

FCC Registration Number (FRN): 0002972149

Call Sign	File Number
KNKN241	
Radio Service CL - Cellular	
Market Numer CMA545	Channel Block B
Sub-Market Designator 0	

Market Name
Nevada 3 - Storey

Grant Date 09-09-2009	Effective Date 07-09-2012	Expiration Date 10-01-2019	Five Yr Build-Out Date	Print Date

Site Information:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
1	39-15-33.6 N	119-42-19.6 W	2267.7	80.7	1009893

Address: 4.2 mi N of

City: Carson City County: WASHOE State: NV Construction Deadline:

Antenna: 4 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	589.400	449.900	863.600	758.800	848.200	621.700	658.000	669.400
Transmitting ERP (watts)	0.580	6.100	12.410	7.750	1.060	0.100	0.100	0.100
Antenna: 5 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	589.400	449.900	863.600	758.800	848.200	621.700	658.000	669.400
Transmitting ERP (watts)	0.100	0.100	0.100	1.620	7.530	8,900	4.500	0.360
Antenna: 6 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	589.400	449.900	863.600	758.800	848.200	621.700	658.000	669.400
Transmitting ERP (watts)	8.170	2.450	0.100	0.100	0.100	0.150	3.350	8.700

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

Licensee Name: SACRAMENTO VALLEY LIMITED

Call Sign: KNKN241

File Number:

Print Date:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
2	38-58-03.7 N	119-56-02.7 W	1932.1	31.7	

Address: 207 KINGSBURY GRADE

City: STATELINE County: DOUGLAS State: NV Construction Deadline:

Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	-123.200	-15.000	326.700	1.100	-482.800	0.000	-10.900	63.600
Transmitting ERP (watts)	23.170	7.280	0.550	0.100	0.100	0.750	8.810	24.490

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
3	38-56-57.7 N	119-45-38.6 W	1441.7	21.9	

Address: 2 Church Street

City: GARDNERVILLE County: DOUGLAS State: NV Construction Deadline:

Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	31.900	-99.100	-125.700	-109.300	-25.500	-502.600	-513.000	-341.600
Transmitting ERP (watts)	130.150	133.800	125.440	132.880	42.020	8.270	38.680	102.440

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
4	39-29-04.6 N	119-18-11.6 W	2094.0	22.6	

Address: EAGLE RIDGE 6 MILES NORTHWEST OF

City: SILVER SPRINGS County: LYON State: NV Construction Deadline:

Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	667.700	691.600	654.400	685.400	646.200	542.600	314.500	360.400
Transmitting ERP (watts)	22.000	22.000	22.000	22.000	22.000	22.000	22.000	22.000

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
5	39-04-29.7 N	119-09-33.5 W	1402.1	28.6	1238810

Address: 5 mi N of Yerington NV

City: Yerington County: LYON State: NV Construction Deadline:

Antenna: 3 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	-9.600	95.200	92.100	46.700	91.100	-54.700	-55.600	77.700
Transmitting ERP (watts)	0.890	0.660	0.660	26.920	194.980	323.590	147.910	21.380
Antenna: 4 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	-9.600	95.200	92.100	46.700	91.100	-54.700	-55.600	77.700
Transmitting ERP (watts)	288.400	87.100	8.130	0.830	0.660	2.400	63.100	269.150

Licensee Name: SACRAMENTO VALLEY LIMITED

Call Sign: KNKN241

File Number:

Print Date:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
5	39-04-29.7 N	119-09-33.5 W	1402.1	28.6	1238810

Address: 5 mi N of Yerington NV

City: Yerington County: LYON State: NV Construction Deadline:

Antenna: 5 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	-9.600	95.200	92.100	46.700	91.100	-54.700	-55.600	77.700
Transmitting ERP (watts)	9.350	95.360	157.860	132.050	45.250	1.720	0.660	0.660

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
6	38-59-10.7 N	119-09-35.6 W	1335.0		

Address: 20 SOUTH CALIFORNIA STREET

City: YERINGTON County: LYON State: NV Construction Deadline:

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	28.500	38.300	-106.500	-47.400	9.800	-224.200	-173.200	-75.800
Transmitting ERP (watts)	99.990	99.990	99.990	99.990	99.990	99.990	99.990	99.990

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
7	38-52-51.7 N	119-44-46.6 W	1521.0		

Address: 650 ANDERSON RANCH ROAD

City: MINDEN County: DOUGLAS State: NV Construction Deadline: 10-01-1999

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	91.800	-61.100	-149.300	-218.500	-111.900	-546.900	-584.500	-30.300
Transmitting ERP (watts)	50.030	50.030	50.030	50.030	50.030	50.030	50.030	50.030

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
9	39-33-26.6 N	119-28-41.6 W	1406.0	28.7	

Address: 2500' SE of Eagle-Tracy Station

City: Tracy Station County: WASHOE State: NV Construction Deadline:

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	-630.300	-121.800	-294.500	-273.600	-411.200	-385.900	-113.400	-414.100
Transmitting ERP (watts)	57.960	57.960	57.960	57.960	57.960	57.960	57.960	57.960

Licensee Name: SACRAMENTO VALLEY LIMITED

Call Sign: KNKN241

File Number:

Print Date:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
10	39-17-44.3 N	119-39-06.5 W	1911.1	29.0	1261876

Address: 110 E. Toll Road

City: Gold Hill County: STOREY State: NV Construction Deadline: 10-29-2010

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	-14.800	2.500	503.900	426.300	371.600	114.600	231.200	261.700
Transmitting ERP (watts)	288.400	181.970	7.240	0.690	0.690	0.690	1.320	30.900
Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	-14.800	2.500	503.900	426.300	371.600	114.600	231.200	261.700
Transmitting ERP (watts)	0.690	6.060	94.810	269.630	54.800	1.360	0.690	0.690
Antenna: 3 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	-14.800	2.500	503.900	426.300	371.600	114.600	231.200	261.700
Transmitting ERP (watts)	0.690	0.690	0.690	3.980	82.610	323.590	80.730	2.140

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
11	38-58-06.8 N	119-53-16.3 W	2285.4	45.7	

Address: Daggett Peak: 801 Boulder Ct.

City: Stateline County: DOUGLAS State: NV Construction Deadline: 11-19-2010

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	-171.200	825.800	862.000	815.000	-416.800	241.400	416.400	355.300
Transmitting ERP (watts)	98.610	35.330	3.660	0.450	0.450	0.450	2.210	35.310
Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	-171.200	825.800	862.000	815.000	-416.800	241.400	416.400	355.300
Transmitting ERP (watts)	0.450	0.450	2.210	35.310	98.610	35.330	3.660	0.450

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
12	38-42-36.2 N	119-32-32.3 W	1822.1	30.5	

Address: (Topaz Lake site) US Hwy 395

City: Topaz Lake County: DOUGLAS State: NV Construction Deadline: 06-03-2012

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	-322.500	-61.100	158.000	225.900	-79.800	-465.100	-474.200	-119.200
Transmitting ERP (watts)	18.620	275.420	194.980	7.760	1.550	1.550	1.550	1.550

Licensee Name: SACRAMENTO VALLEY LIMITED

Call Sign: KNKN241

File Number:

Print Date:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
12	38-42-36.2 N	119-32-32.3 W	1822.1	30.5	

Address: (Topaz Lake site) US Hwy 395

City: Topaz Lake County: DOUGLAS State: NV Construction Deadline: 06-03-2012

Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	-322.500	-61.100	158.000	225.900	-79.800	-465.100	-474.200	-119.200
Transmitting ERP (watts)	1.380	1.380	1.380	188.360	134.900	1.380	1.380	1.380
Antenna: 3 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	-322.500	-61.100	158.000	225.900	-79.800	-465.100	-474.200	-119.200
Transmitting ERP (watts)	102.330	4.070	0.980	0.980	0.980	0.980	12.300	177.830

Control Points:

Control Pt. No. 1

Address: 500 W. Dove Rd.

City: Southlake County: TARRANT State: TX Telephone Number: (800)264-6620

Waivers/Conditions:

NONE



Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
1120 SANCTUARY PKWY, #150 GASASREG
ALPHARETTA, GA 30009-7630

Call Sign	File Number
KNLH442	

Radio Service
CW - PCS Broadband

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
05-31-2007	12-16-2010	04-28-2017	
Market Name Reno, NV			
1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
04-28-2002			

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

This authorization is subject to the condition that the remaining balance of the winning bid amount will be paid in accordance with Part 1 of the Commission's rules, 47 C.F.R. Part 1.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.



Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
1120 SANCTUARY PKWY #150 - GASAS5REG
ALPHARETTA, GA 30009

Call Sign	File Number
WQVP219	
Radio Service	
AT - AWS-3 (1695-1710 MHz, 1755-1780 MHz, and 2155-2180 MHz)	

FCC Registration Number (FRN): 0003290673

Grant Date 04-08-2015	Effective Date 04-16-2015	Expiration Date 04-08-2027	Print Date
Market Number BEA151	Channel Block J	Sub-Market Designator 0	
Market Name Reno, NV-CA			
1st Build-out Date 04-08-2021	2nd Build-out Date 04-08-2027	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

NONE

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.



Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
1120 SANCTUARY PKWY, #150 GASASREG
ALPHARETTA, GA 30009-7630

Call Sign	File Number
WQGB213	
Radio Service AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
11-29-2006	04-01-2016	11-29-2021	
Market Name Reno, NV-CA			
1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.



Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
1120 SANCTUARY PKWY, #150 GASASREG
ALPHARETTA, GA 30009-7630

Call Sign	File Number
WQJQ694	
Radio Service	
WU - 700 MHz Upper Band (Block C)	

FCC Registration Number (FRN): 0003290673

Grant Date 11-26-2008	Effective Date 04-12-2016	Expiration Date 06-13-2019	Print Date
Market Number REA006	Channel Block C	Sub-Market Designator 0	
Market Name West			
1st Build-out Date 06-13-2013	2nd Build-out Date 06-13-2019	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

This authorization is conditioned upon compliance with section 27.16 of the Commission's rules

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Z D D R A W I N G S S I G N - O F F		
DATE:	TIME:	% CWC-PLEASE RETURN BY:
		SIGNATURE DATE
SITE ACQUISITION:		
PLANNING:		
CONSTRUCTION:		
MANAGEMENT:		
		
SIGNATURE DATE		
CONSTRUCTION:		
REAL ESTATE:		
RF ENGINEER:		
EQUIPMENT ENGINEER:		
MW ENG./TRANSPORT:		
OTHER (IF APPLICABLE)		
SIGNATURE DATE		

verizon

295 Parkshore Drive, Folsom, CA 95630

STEWART

5853 S. CARSON STREET
CARSON CITY, NV 89701
APN: 009-304-06
LOCATION #: 282022



LOCATION PLAN 

D I R E C T I O N S

FROM VERIZON OFFICE @ 295 PARKSHORE DR., FOLSOM, CA 95630:

- HEAD NORTHEAST ON PARKSHORE DR TOWARD COLNER CIR
- TURN LEFT ONTO PLAZA DR
- TURN RIGHT TO STAY ON PLAZA DR
- TURN LEFT AT THE 1ST CROSS STREET ONTO BLUE RAVINE RD
- TURN RIGHT ONTO PRAIRIE CITY RD
- USE THE RIGHT LANE TO MERGE ONTO US-50 E VIA THE RAMP TO S LAKE TAHOE
- TURN RIGHT ONTO PIONEER TRAIL
- FOLLOW US-50 E TO US-395 N IN CARSON CITY
- TURN RIGHT ONTO US-50 E/LAKE TAHOE BLVD
- CONTINUE TO FOLLOW US-50 E
- ENTERING NEVADA
- TURN RIGHT ONTO US-395 S/S CARSON ST
- CONTINUE TO FOLLOW US-395 S
- MAKE A U-TURN AT TOPSY LN

RECEIVED
NOV 14 2016
CARSON CITY
PLANNING DIVISION

= SUP - 16 - 149

I N D E X O F D R A W I N G S

1. T1.1	TITLE SHEET, LOCATION PLAN, PROJECT DATA
2. C1	CIVIL SURVEY SHEET
3. A1.1	OVERALL SITE PLAN
4. A2.1	EQUIPMENT LAYOUT PLAN
5. A2.2	ANTENNA LAYOUT PLAN
6. A3.1	PROJECT ELEVATIONS

P R O J E C T D I R E C T O R Y

APPLICANT: VERIZON WIRELESS 295 PARKSHORE DRIVE FOLSOM, CA 95630	LANDLORD: CAMPBELL INVESTMENTS, INC. 205 HIGHWAY 395 NORTH WASHOE VALLEY, NV, 89704 775-849-3433
ARCHITECT: MANUEL S TSIHLAS 1520 RIVER PARK DRIVE SACRAMENTO, CA 95815 916-505-3811 PH	CONSTRUCTION MANAGER: BOB SCHROEDER COMPLETE WIRELESS CONSULTING, INC. 2009 V STREET SACRAMENTO, CA 95818 916-217-7512 bschroeder@completewireless.net

P R O J E C T S U M M A R Y

ASSESSOR'S PARCEL NUMBER: 009-304-06
JURISDICTION: CARSON CITY
OCCUPANCY: S-2 (UNMANNED TELECOMMUNICATIONS FACILITY) U (TOWER)
TYPE OF CONSTRUCTION: V-B
ZONING: GC - GENERAL COMMERCIAL

C O D E C O M P L I A N C E

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.

- 2012 INTERNATIONAL BUILDING CODE
- 2012 INTERNATIONAL RESIDENTIAL CODE
- 2012 INTERNATIONAL MECHANICAL CODE
- 2012 UNIFORM MECHANICAL CODE
- 2012 UNIFORM PLUMBING CODE
- 2012 INTERNATIONAL FUEL GAS CODE
- 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 2012 INTERNATIONAL EXISTING BUILDING CODE
- 2011 NATIONAL ELECTRICAL CODE
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE
- 2011 NORTHERN NEVADA ENERGY CODE AMENDMENTS
- 2012 NORTHERN NEVADA AMENDMENTS

ACCESSIBILITY REQUIREMENTS:
THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE.

P R O J E C T D E S C R I P T I O N

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING:

- A 35'-0" x 35'-0" LEASE AREA.
- A CHAIN LINK FENCE @ LEASE AREA PERIMETER.
- OUTDOOR EQUIPMENT CABINETS.
- UNDERGROUND POWER & TELCO UTILITIES BROUGHT TO FACILITY.
- A COAXIAL CABLE ICE BRIDGE.
- ANTENNAS w/ASSOCIATED TOWER MOUNTED EQUIPMENT MOUNTED ON A PROPOSED MONOPOLE.

P R O J E C T M I L E S T O N E S

07/12/2016	90% ZONING DOCUMENTS
08/12/2016	100% ZONING DOCUMENTS
XX/XX/XXXX	90% CONSTRUCTION DOCUMENTS
XX/XX/XXXX	100% CONSTRUCTION DOCUMENTS

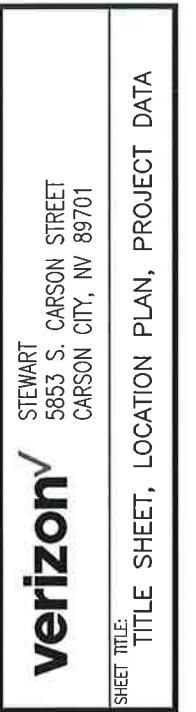
Revisions:

- △ --
- △ --
- △ --
- △ --
- △ --

File:162.1836_T11.dwg
Drawn By: LX
Checked By: MST
Scale: AS NOTED
Date: 08/12/2016

Job No. 162.1836

T1.1
66



LEGEND

- PARCEL BOUNDARY
- PARCEL BOUNDARY
- LEASE AREA BOUNDARY
- UTILITIES
- (E) EASEMENTS
- (P) EASEMENTS
- FENCE LINE
- JP JOINT UTILITY POLE
- TP TELEPHONE POLE
- EP ELECTRICAL POLE
- 6" OAK TREE WITH DIAMETER BREAST HEIGHT (DBH)
- W WATER VALVE
- W WATER BOX
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- DI DROP INLET

DATE OF SURVEY: 07-11-16
 SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, PLS 13385
 LOCATED IN THE COUNTY OF CARSON, 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 UNLESS OTHERWISE NOTED.
 FEMA FIRM FLOOD ZONE AE, BASE FLOOD ELEVATION 4750 AMSL NAVD 88 DATUM, PER MAP NUMBER 320001-0207-E DATED JANUARY 16, 2009.
 N.G.V.D. 1929 CORRECTION: SUBTRACT 3.72' FROM ELEVATIONS SHOWN.
 CONTOUR INTERVAL: 1 FT.
 ASSESSOR'S PARCEL NUMBER: 009-304-06
 LANDLORD(S): CABBILL INVESTMENTS, INC.
 205 HIGHWAY 395 NORTH
 WASHOE VALLEY, NV 89704
 Project Name: Stewart
 Project Site Location: 5853 S. Carson Street
 Carson City, NV 89701
 Carson County
 Date of Observation: 07-11-16
 Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Pro XL post processed with Pathfinder Office software.
 Type of Antenna Mount: Proposed Free Standing Monopole
 Coordinates (Centerline Lease Area)
 Latitude: N 39°06'54.41" (NAD83) N 39°06'54.74" (NAD27)
 Longitude: W 119°46'14.05" (NAD83) W 119°46'10.40" (NAD27)
 ELEVATION of Ground at Structure (NAD88) 4751' AMSL

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE OWNER, SITE AND CARRIER FOR WHICH THEY ARE MADE. THE RELEASE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION BY GEIL ENGINEERING, TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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 PROVIDED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RECORDED ON THIS PLOT. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

Stewart Lease Area Description

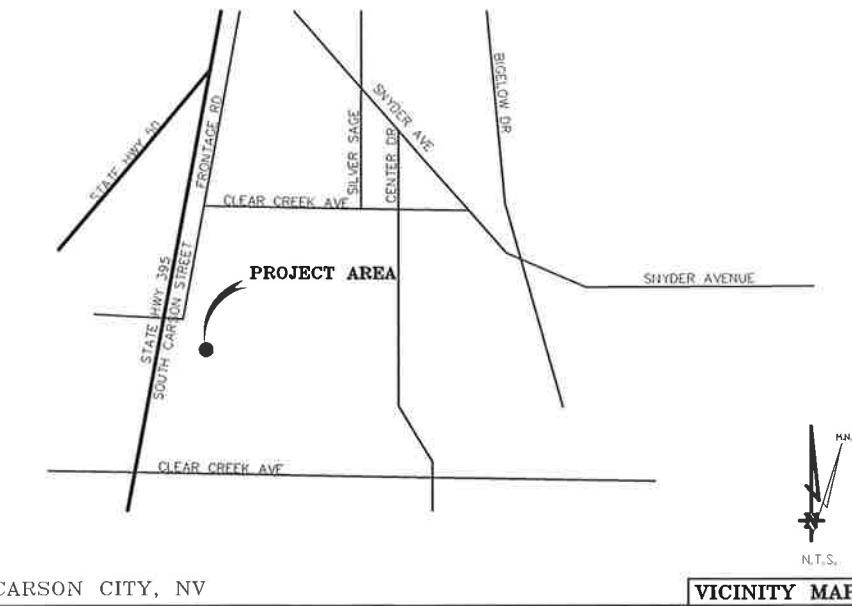
All that certain lease area being a portion of that certain parcel of land described in Document 196385 Official Records of Carson County, Nevada and being more particularly described as follows:

Commencing at the Northeast most corner of the aforementioned parcel of land; thence along the East boundary thereof South 00°01'53" West 22.39 feet; thence leaving said parcel boundary North 89°58'07" West 1.00 foot to the True Point of Beginning; thence from said point of beginning South 00°01'53" West 35.00 feet; thence North 89°58'07" West 35.00 feet; thence North 00°01'53" East 35.00 feet; thence South 89°01'53" East 35.00 feet to the point of beginning.

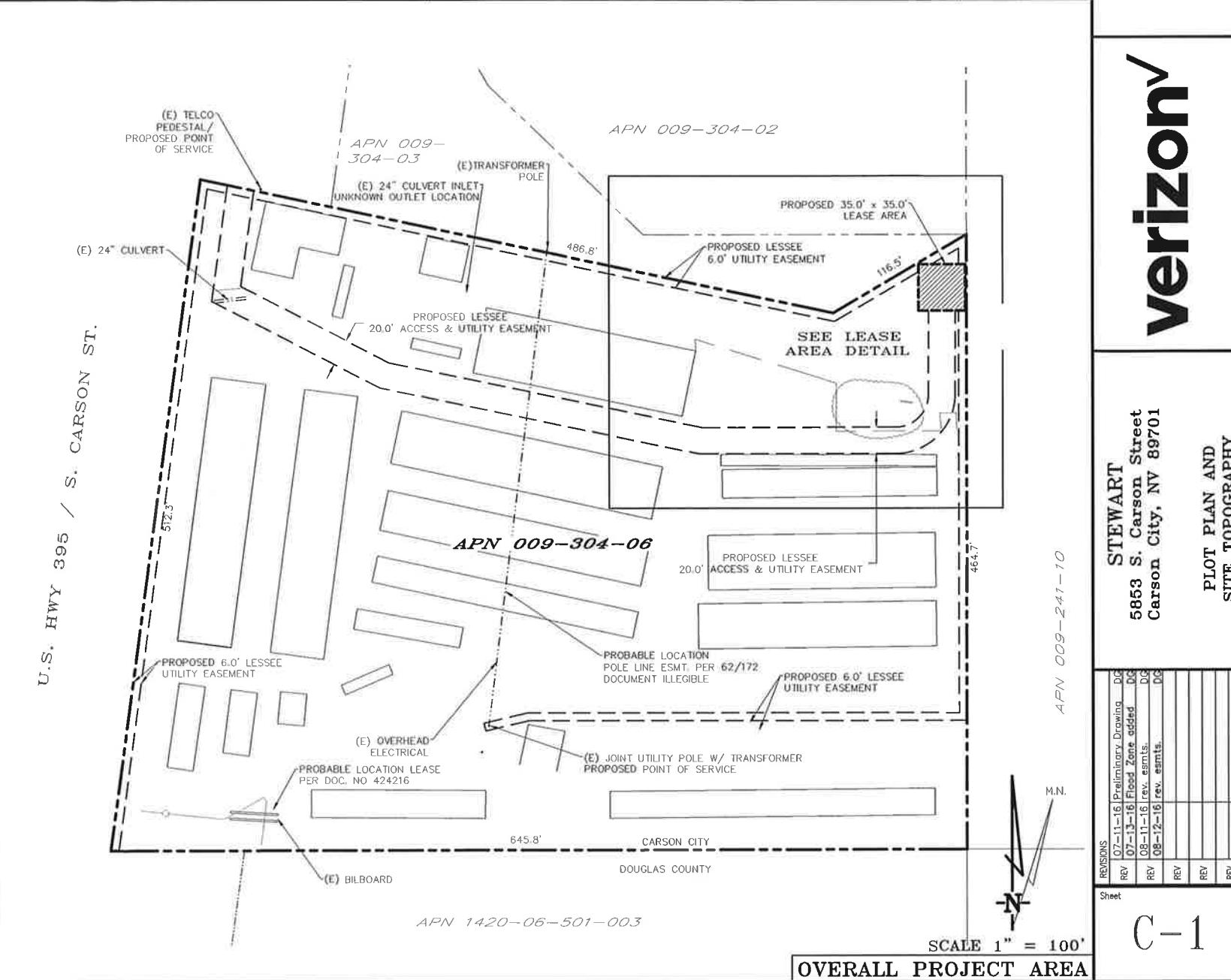
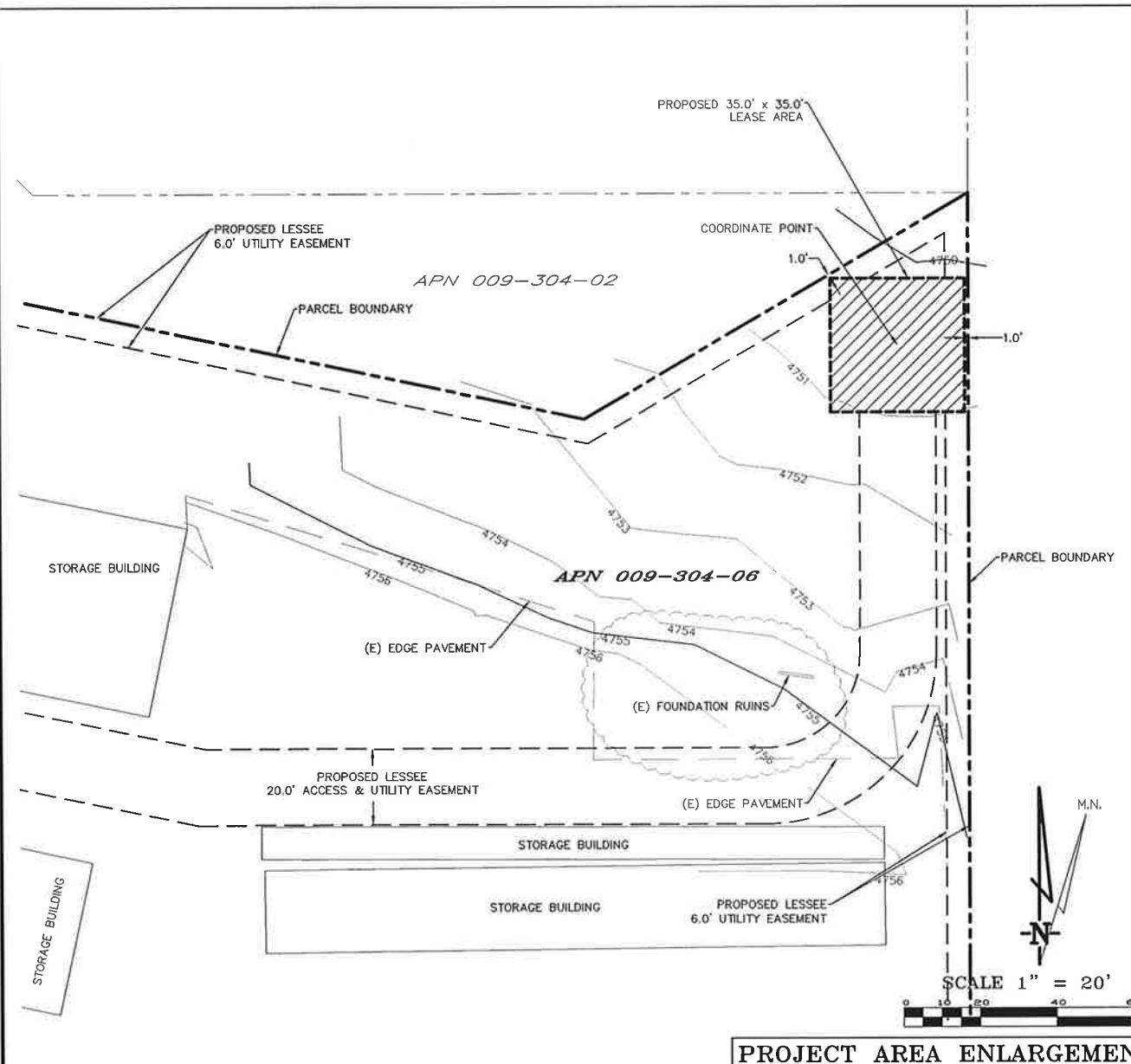
Together with an easement for access and utility purposes twenty feet in width, from the above described lease area, over and across the existing traveled way, to the public right of way.

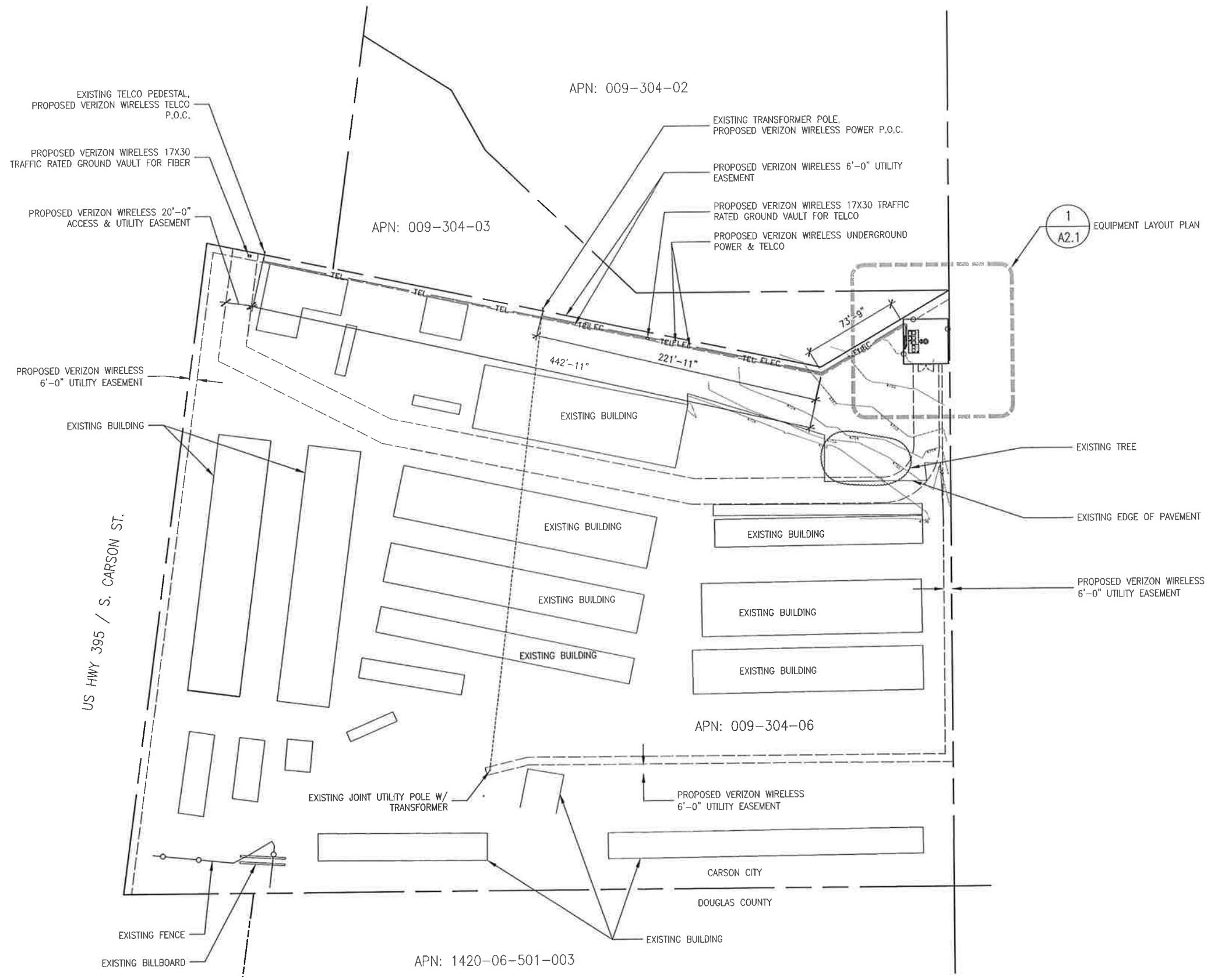
Also together with an easement for utility purposes, over and across the North 6.00 feet, the West 6.0 feet and the North 363.0 feet of the East 6.0 feet of the aforementioned parcel of land.

Also together with an easement for utility purposes, 6.0 feet in width the centerline of which is described as follows: Commencing at a point on the North boundary of the aforementioned parcel of land which bears South 78°00'00" East 256.2 feet more or less from the Northwest corner of said parcel of land, said point being coincident with an existing overhead utility line, thence South 07°01'4" West 361 feet more or less to an existing electrical pole, said point being the True Point of Beginning; thence from said point of beginning North 76°30'12" East 33.2 feet; thence East 328.0 feet more or less to the East boundary of the aforementioned parcel of land.



VICINITY MAP





0'10" 50' 100' 1" = 40.0' N 1 A1.1 OVERALL SITE PLAN

68

A1.1

1320 River Park Drive, Sacramento, CA 95815

916.509.3811

verizon

STEWART
5853 S. CARSON STREET
CARSON CITY, NV 89701

OVERALL SITE PLAN

SHEET TITLE:

Revisions:

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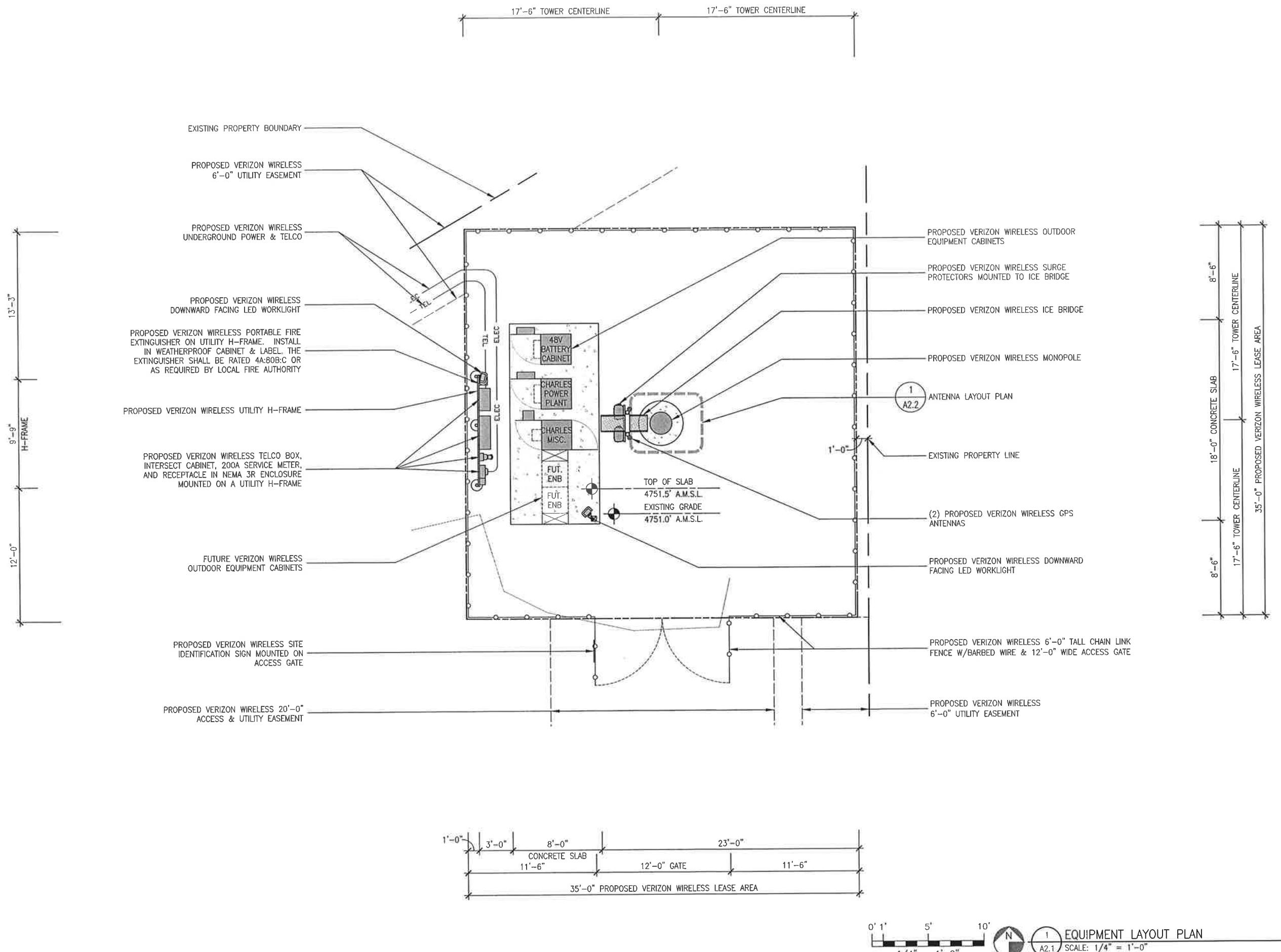
Scale: AS NOTED

Date: 08/12/2016

Job No. 162.1836

COMPLETE
Wireless Consulting, Inc.
1320 River Park Drive, Sacramento, CA 95815
916.509.3811

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5853 S. CARSON STREET
CARSON CITY, NV 89701

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e: 08/12/2016

No. 162-1836

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69

Manuel S. Tsihlas, Architect
1520 River Park Drive, Sacramento, CA 95815

verizon
5853 S. CARSON STREET
CARSON CITY, NV 89701
SHEET TITLE: ANTENNA LAYOUT PLAN

Not valid unless signed in ink by Scanscan

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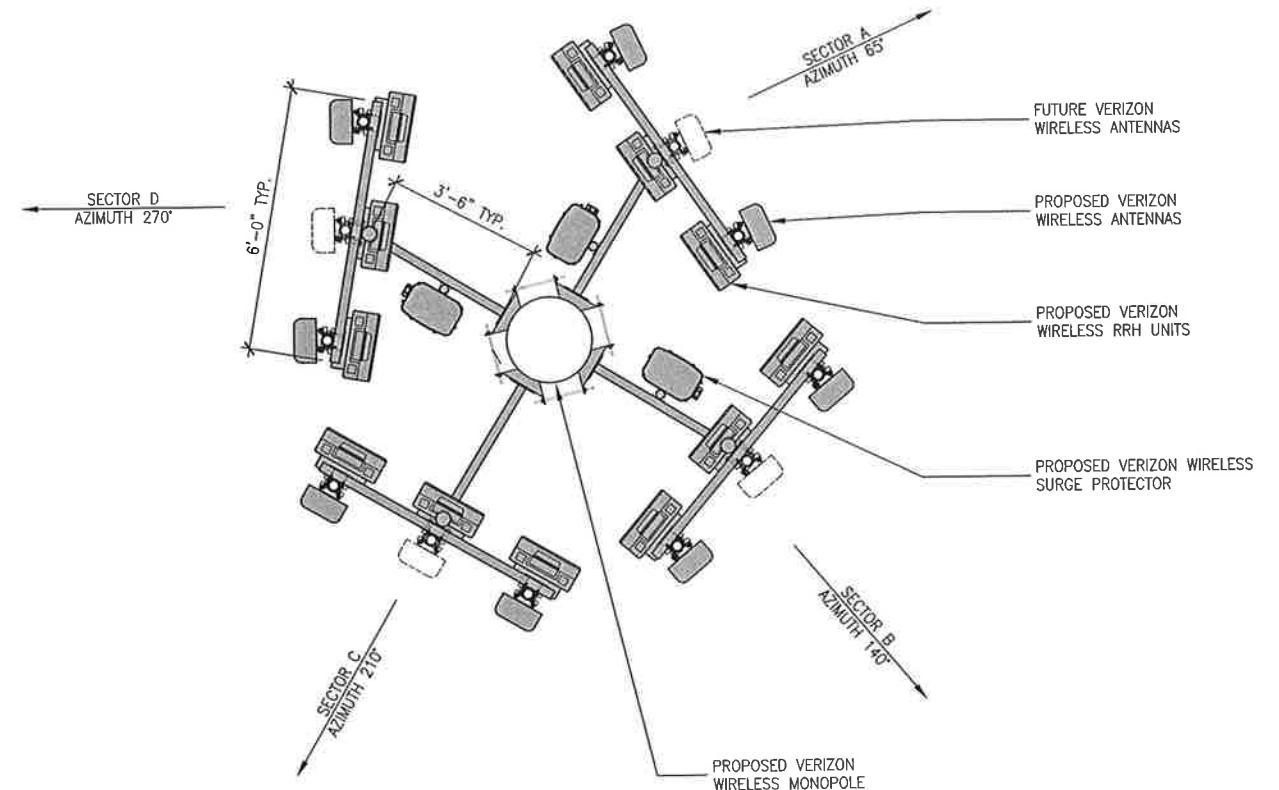
Job No. 162.1836

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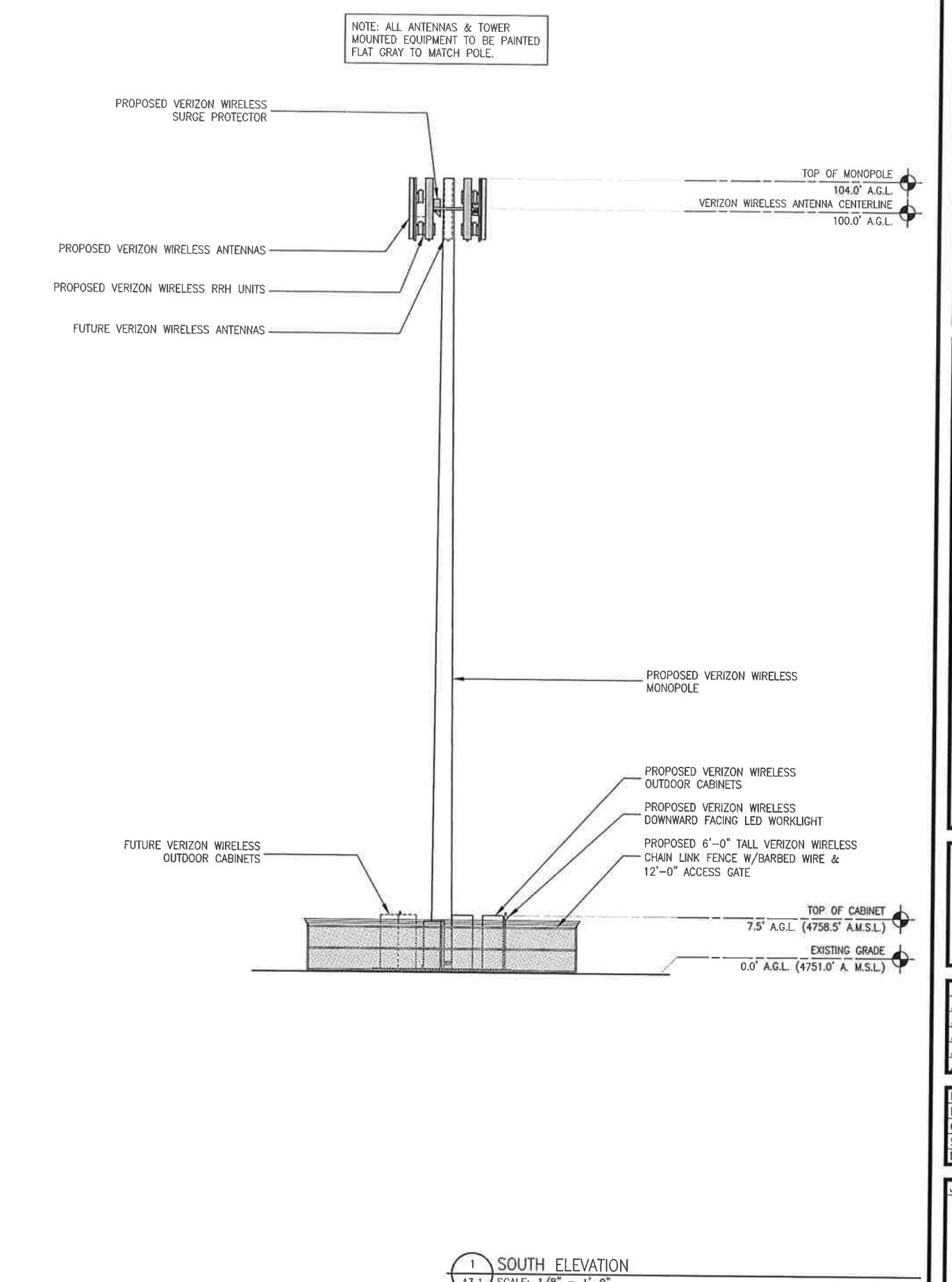
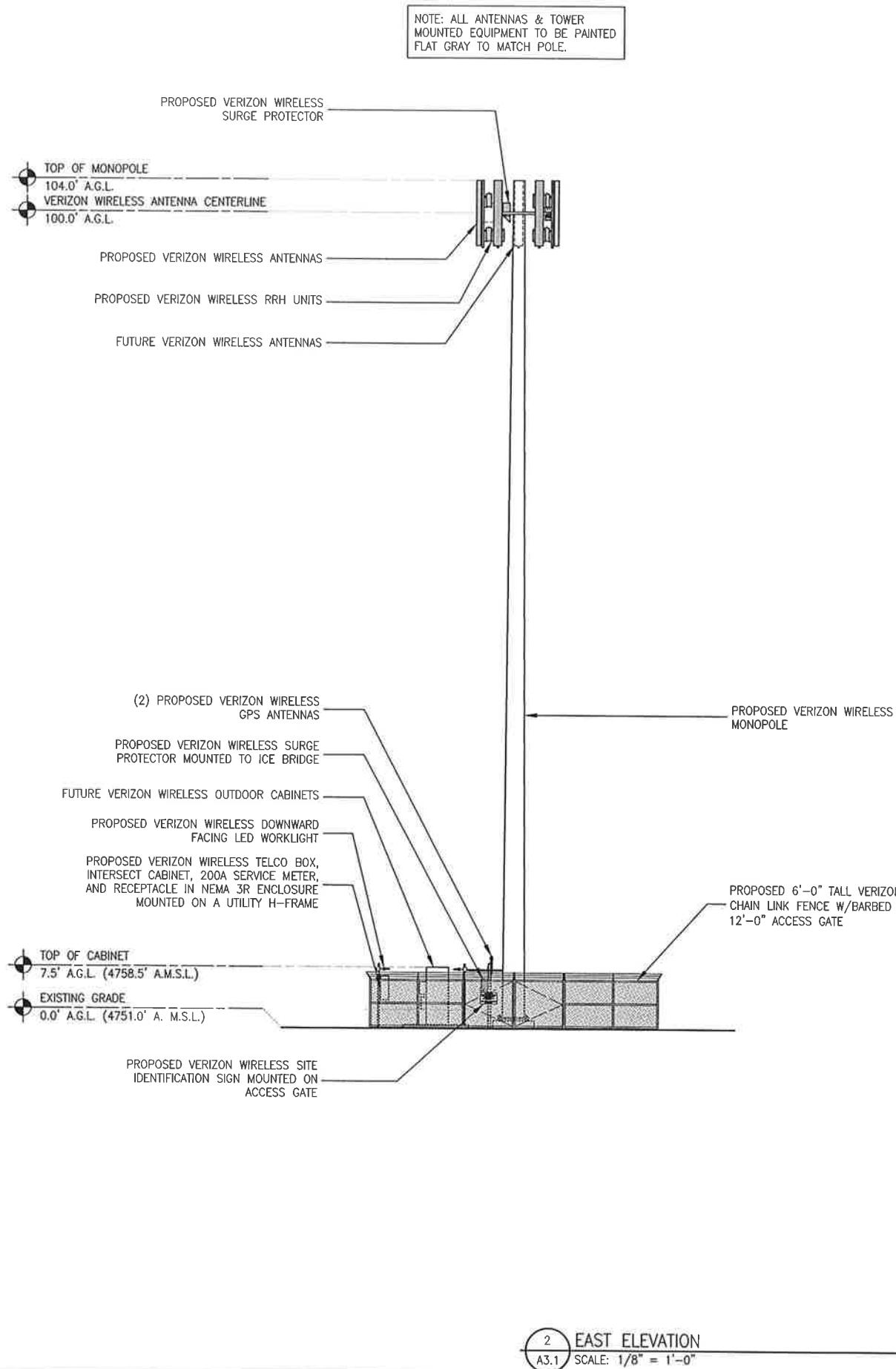
70

EQUIPMENT SCHEDULE

EQUIPMENT	DESCRIPTION	QUANTITY				TOTAL
		SECTOR A	SECTOR B	SECTOR C	SECTOR D	
ANTENNA	TO BE DETERMINED	3	3	3	3	12
RRH	RRUS12 W/A2 OR EQUIVALENT	3	3	3	3	12
SURGE PROTECTOR/HYBRID	RAYCAP DC3315 / HYBRID TRUNK CABLE			3/3		3/3
RET CABLE	N/A			0		0



0' 1' 5' 10'
1/2" = 1'-0"
N A2.2 ANTENNA LAYOUT PLAN
SCALE: 1/2" = 1'-0"



verizon PROJECT ELEVATIONS

STEWART 5853 S. CARSON STREET
CARSON CITY, NV 89701

SHEET TITLE:

COMPLETE Wireless Consulting, Inc.

Manuel S. Tsihas, Architect
1520 River Park Drive, Sacramento, CA 95815
916-905-3811

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Checked By: SV
Scale: AS NOTED
Date: 08/12/2016

Job No. 162.1836

A3.1
71