



MEETING DATE: SEPTEMBER 21, 2023 (Continued from August 17, 2023)

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **SUP-019-23 (COPPER SKY: RINCON)**

CASE COORDINATOR: Val Lujan

Executive Summary:

This is a request for a Special Use Permit, on behalf of Vertical Bridge, LLC. Requesting approval of a new Wireless Communication Facility (WCF) on a residentially developed 3.35 acre parcel a, in the Suburban Ranch (SR) Zoning District.

If This Request is Approved:

The Special Use Permit would allow Vertical Bridge, LLC. to install a new, stealth designed Wireless Communication Facility (WCF) on parcel 501-45-0680.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the request.

LEGAL DESCRIPTION:

Lot 68, of Hidden Valley Estates Unit 10 - (legal on file)

TAX PARCELS:

501-45-0680

LANDOWNER/APPLICANT:

Jason Lee Ludington (owner)

James Caciola of Vertical Bridge LLC. (agent/applicant)

REQUESTED ACTION & PURPOSE:

SUP-019-23 – PUBLIC HEARING/ACTION: Vertical Bridge, LLC. – James Caciola, applicant/agent, requesting approval of a Special Use Permit to operate a new wireless communication facility, on a 3.35± acre parcel in the Suburban Ranch (SR) Zone; tax parcel 501-45-0680 – legal on file – situated in a portion of Section 26, Township 06 South, Range 02 East, of the G.S.R.B.&M., Pinal County, Arizona, located north of W. Fresno Road and west of S. Rincon Road in an unincorporated area of Pinal County.

SIZE: 3.35 acre parcel

COMMUNITY DEVELOPMENT
Planning Division

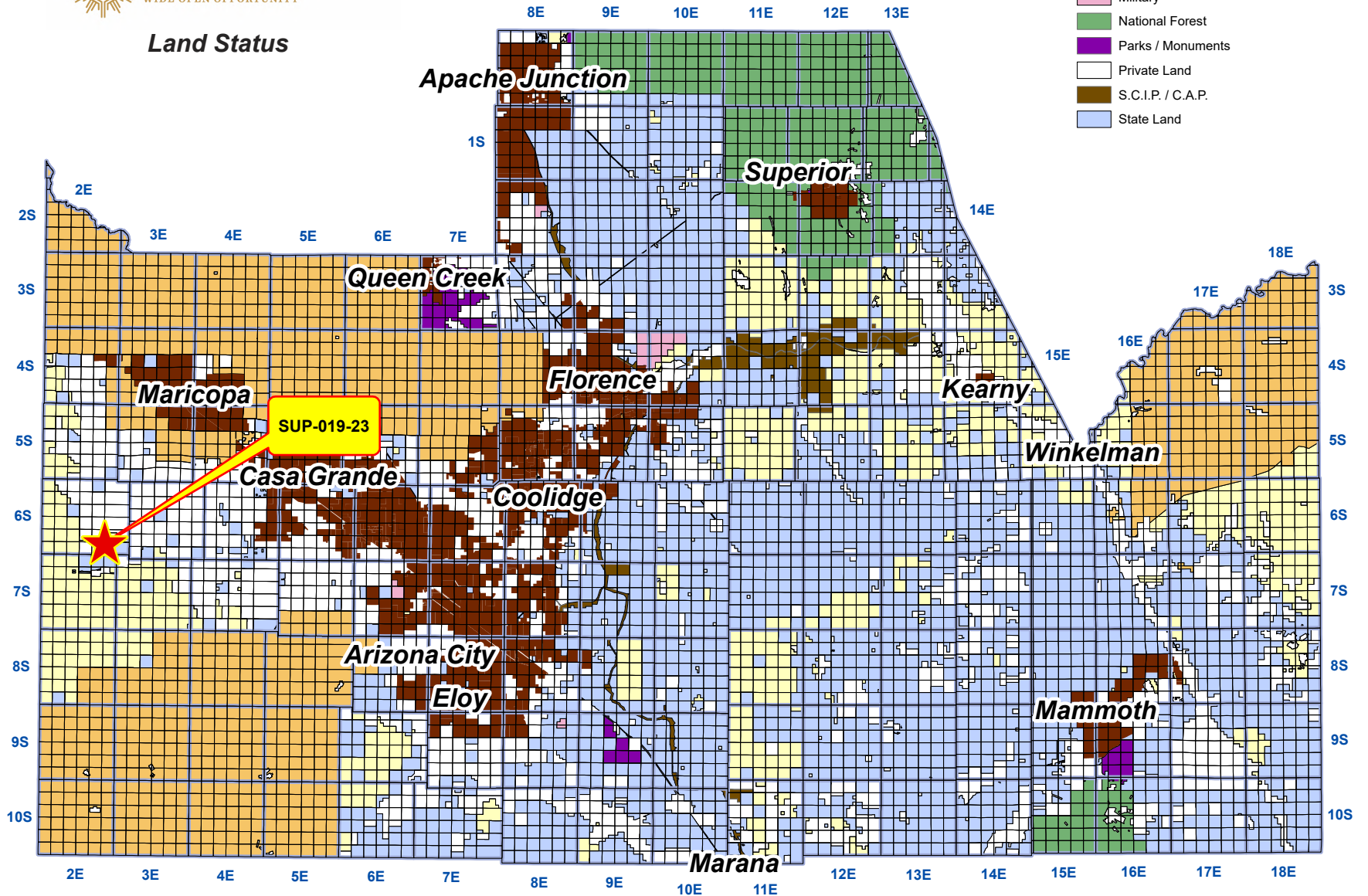


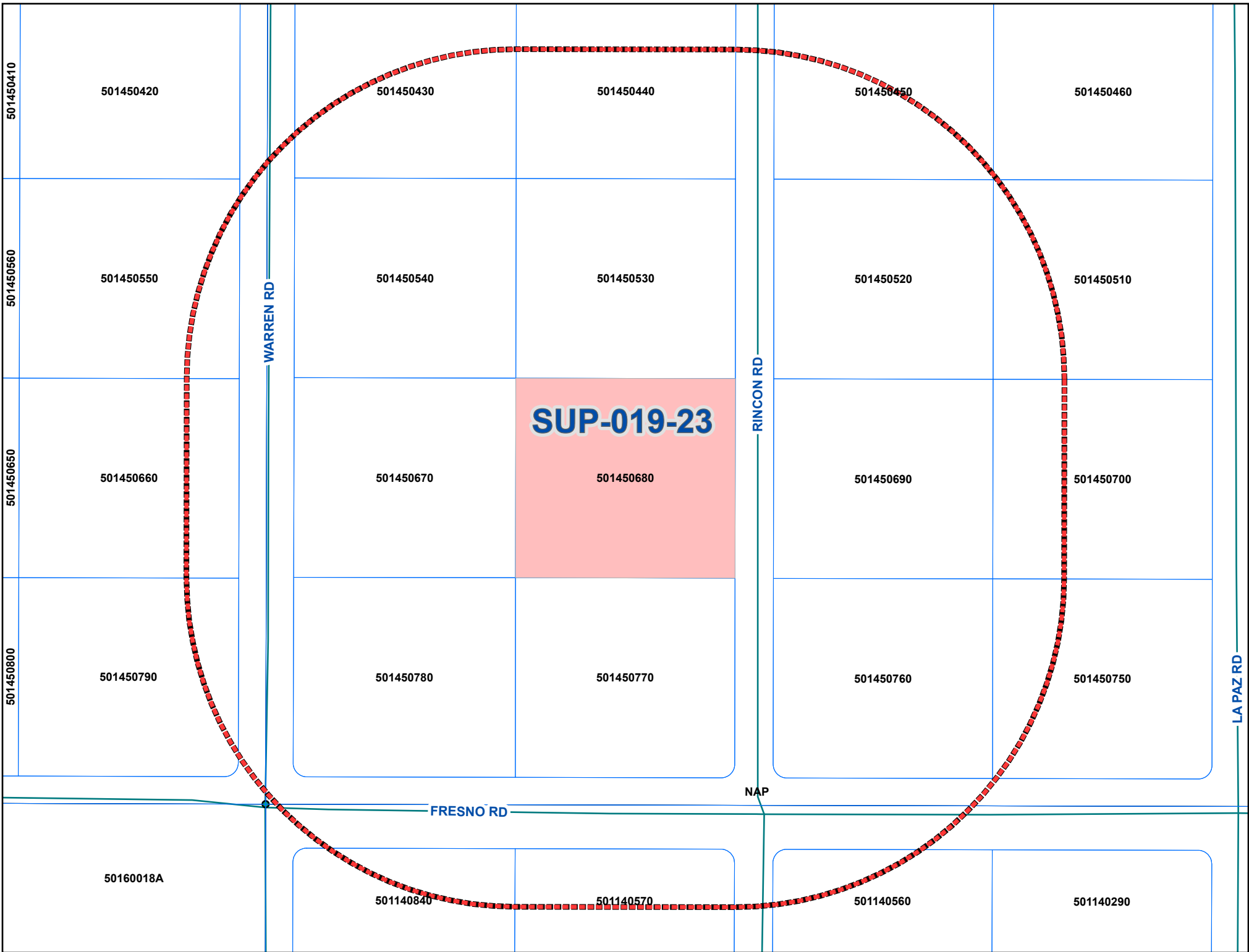
PINAL COUNTY
WIDE OPEN OPPORTUNITY

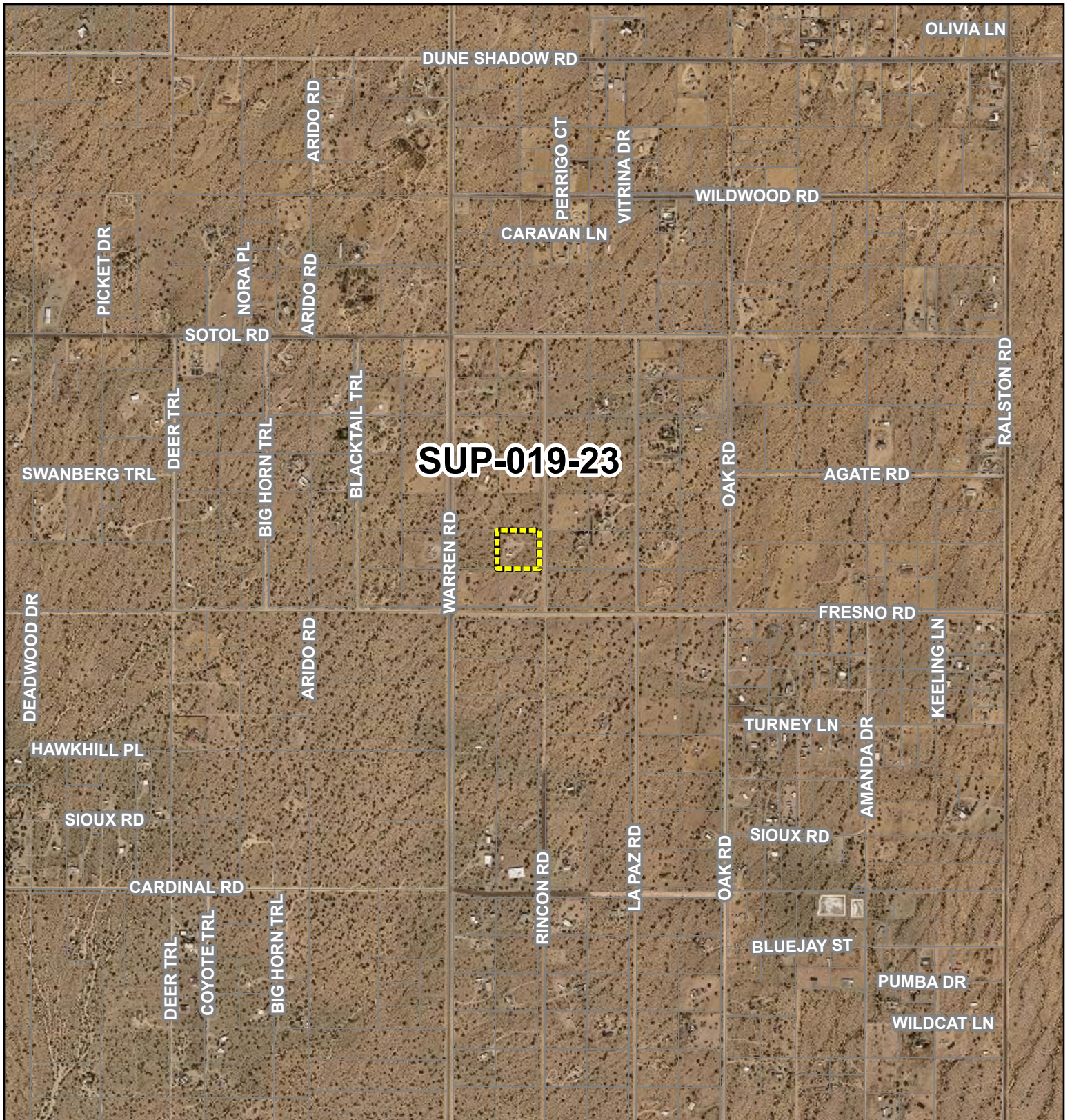
Land Status

Legend

- B.L.M.
- Indian Community
- Military
- National Forest
- Parks / Monuments
- Private Land
- S.C.I.P. / C.A.P.
- State Land





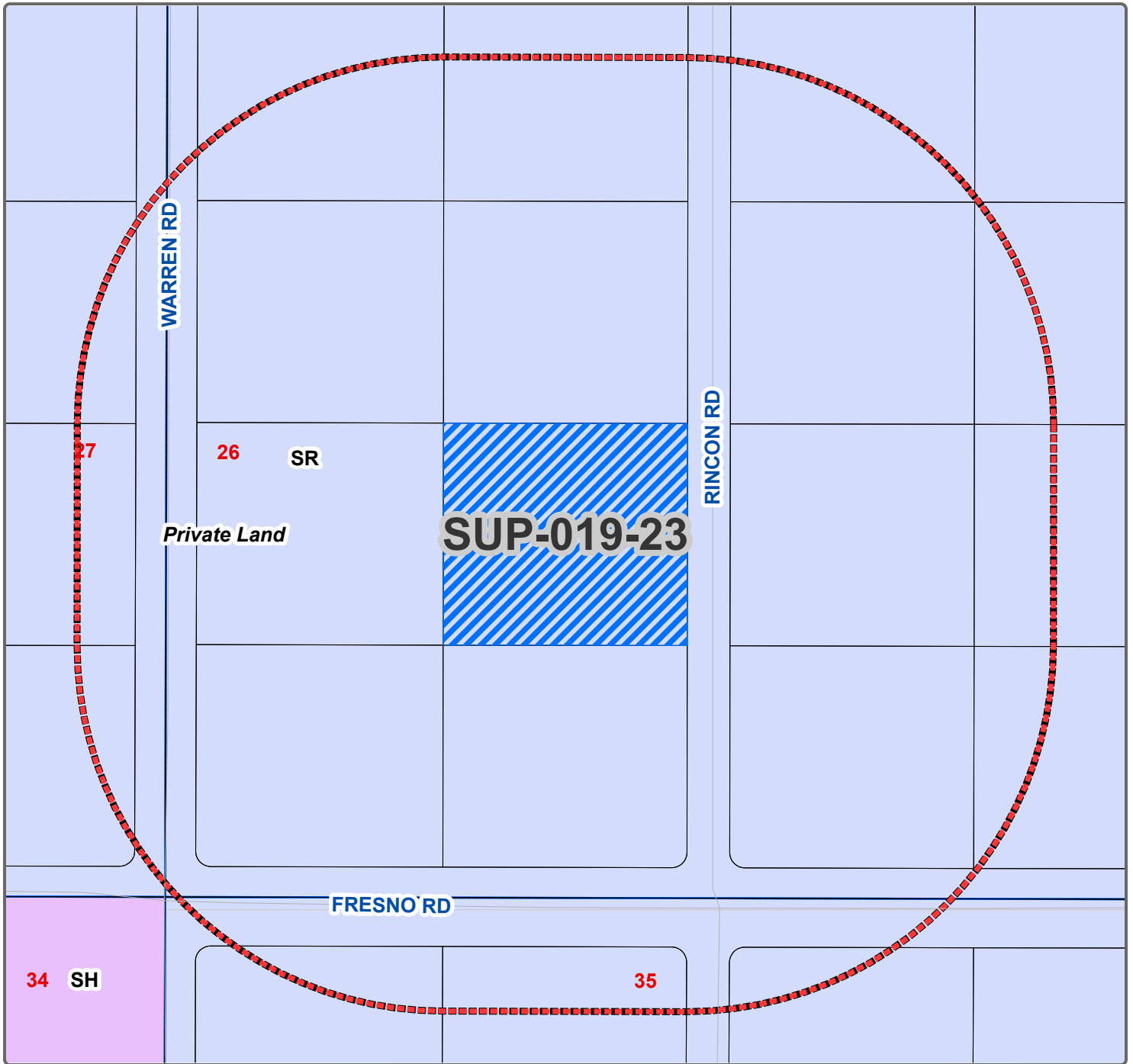


Community Development



PINAL COUNTY
WIDE OPEN OPPORTUNITY

SUP-019-23



Community Development

SUP-019-23 – PUBLIC HEARING/ACTION: Vertical Bridge, LLC. – James Caciola, applicant/agent, requesting approval of a Special Use Permit to operate a new wireless communication facility, on a 3.35± acre parcel in the Suburban Ranch (SR) Zone; tax parcel 501-45-0680 – legal on file – situated in a portion of Section 26, Township 06 South, Range 02 East, of the G.S.R.B.&M., Pinal County, Arizona, located north of W. Fresno Road and west of S. Rincon Road in an unincorporated area of Pinal County.

Current Zoning: SR

Current Land Use: VLDR



Legal Description:

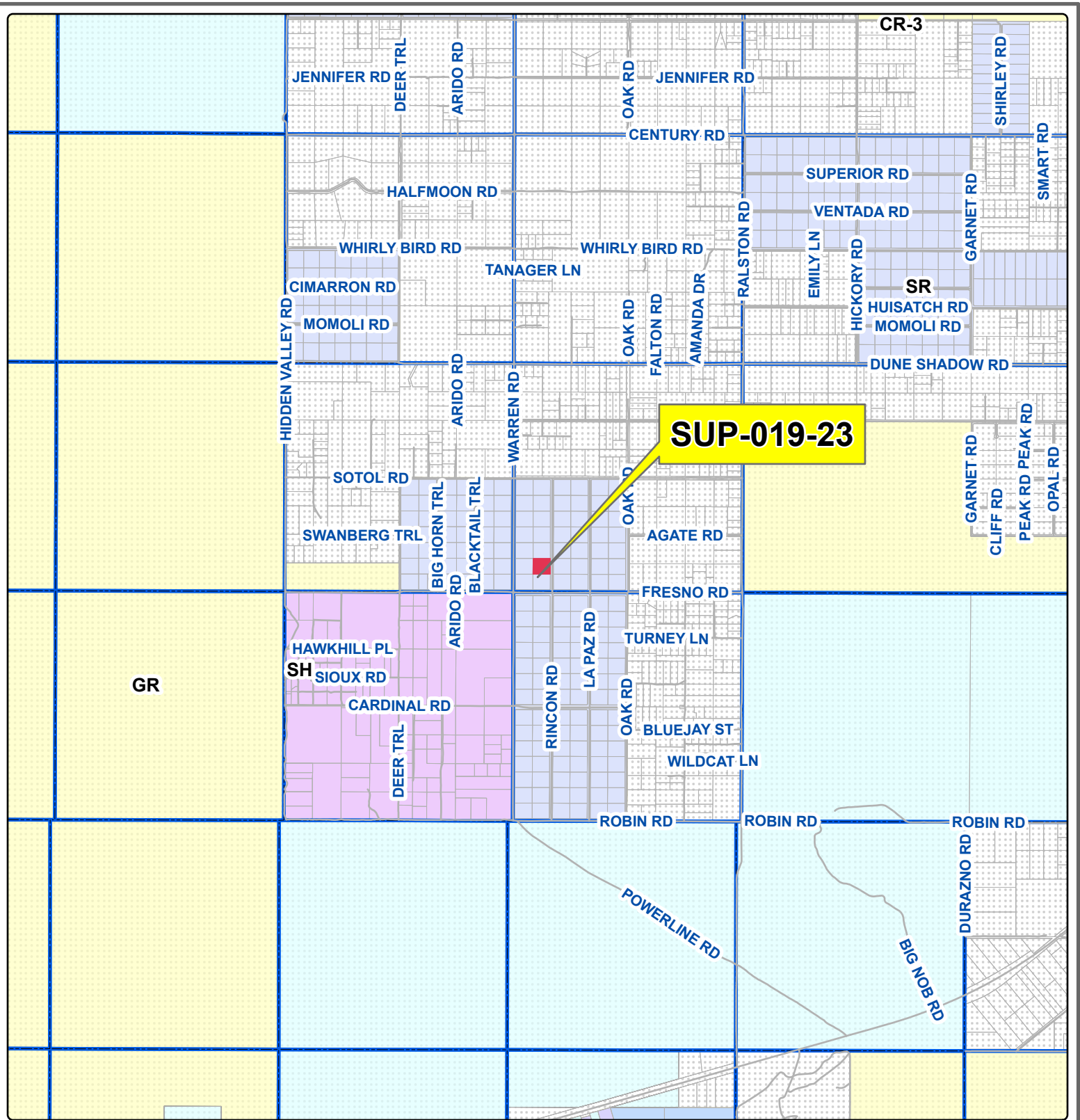
Situated in a portion of Section 26, Township 06 South, Range 02 East of the G.S.R.B.&M., Pinal County, Arizona, located north of W. Fresno Road and west of S. Rincon Road in an unincorporated area of Pinal County.

SEC 26, TWN 06S, RNG 02E



Owner/Applicant: VERTICAL BRIDGE, LLC. – JAMES CACIOLA		
Drawn By: GIS / IT /LJT	Date: 07/20/2023	
Section 26	Township 06S	Range 02E
Case Number: SUP-019-23		

Sheet No.
1 of 1



Community Development



PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Situated in a portion of Section 26, Township 06 South, Range 02 East, of the G.S.R.B. & M., Pinal County, Arizona, located north of W. Fresno Road and west of S. Rincon Road in an unincorporated area of Pinal County.
ALL PERSONS INTERESTED IN THIS MATTER MAY
SEC 26, TWN 06S, RNG 02E



Owner/Applicant:
VERTICAL BRIDGE, LLC. – JAMES CACIOLA

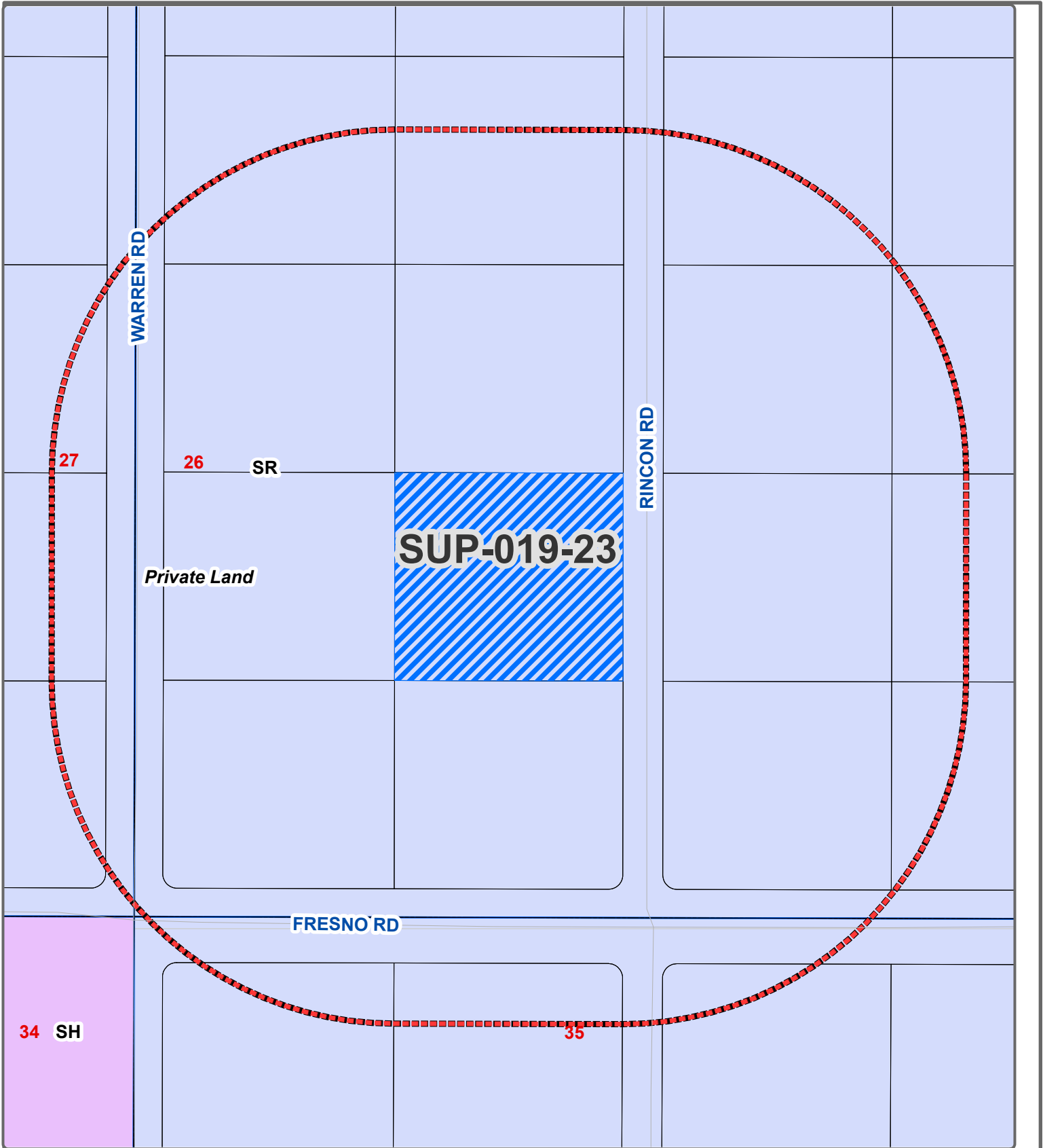
Drawn By: GIS / IT / LJT Date: 07/20/2023

Sheet No.

Section 26 Township 06S Range 02E

1 of 1

Case Number: **SUP-019-23**



Community Development

Vertical Bridge, LLC – James Caciola		
GIS/IT - LJT	07/20/2023	
Section 26	Township 06S	Range 02E
SUP-019-23		

Legal Description:
 Situated in a portion of Section 26, Township 06 South, Range 02 East, of the G.S.R.B.&M., Pinal County, Arizona, located north of W. Fresno Road and west of S. Rincon Road in an unincorporated area of Pinal County.
 SEC 26, TWN 06S, RNG 02E


 Sheet No.
 1 of 1


PINAL COUNTY
WIDE OPEN OPPORTUNITY

Current Zoning: SR
 Request Zoning: Special Use Permit
 Current Land Use: VLDR

COMPREHENSIVE PLAN: The land use designation for the subject site is Very Low Density Residential.

EXISTING ZONING: The property is positioned within Zoning District Suburban Ranch (SR).

SURROUNDING ZONING AND LAND USE:

North: Suburban Ranch (SR); manufactured home

South: Suburban Ranch (SR); manufactured home

East: Suburban Ranch (SR); undeveloped parcel

West: Suburban Ranch (SR); manufactured home

PUBLIC PARTICIPATION:

Neighborhood Meeting(s): December 28, 2022

Mail outs: July 31, 2023 & August 31, 2023 (Updated)

Newspaper Advertising: July 27, 2023

Site posting, Applicant: July 17, 2023

Site posting, County: July 28, 2023 & September 01, 2023 (Updated)

FINDINGS

SITE DATA: Flood zone: Site is situated in Flood Zone X – an area that is determined to be outside the 1% and 0.2% probability of flooding (formerly and commonly known as the “100-year floodplain”). Flood Control Staff determined this project to have no significant impact to drainage. No other issues are apparent regarding Flood Control.

ACCESS: The subject parcel is located on 992 S. Rincon Road, Maricopa, AZ 85139. It can be accessed up S. Fresno Rincon Road, from W. Fresno Road, off of S. Warren Road.

HISTORY: The subject site is part of the Hidden Valley Estate Unit 10 subdivision. It was originally platted in 1968. County records indicate a rather insignificant history of the subject site. Existing on the site is a mobile home and septic. To note, the only documentation for projects aside from the original residence and septic are for the project of subject in this SUP request.

ANALYSIS:

The applicant is requesting a Special Use Permit for the construction of a new Wireless Communications Facility (WCF) located on a Suburban Ranch (SR) zoned parcel that currently hosts a single-residence. The structure within the WCF will be of stealth design per § 2.205.050 of County Code. The 115 foot, Mono-elm designed structure will be located within an 8 foot high, CMU wall that will blend in with surrounding desert landscape by appropriate paint selection of light tan. The dimension of the entire compound is 40’ by 40’ to be located on the South/East side of the parcel. To mitigate any safety issues the WCF will abide by the required 1:1 setback ratio. The setbacks are as follows: North: 249’ South: 115’ East: 115’ West: 285’.

As described by the applicant and in provided documentation, this Wireless Communication Facility (WCF) will enhance 5G coverage, which is currently limited in this area. The propagation maps enclosed are evident of the expressed expansion of network coverage. The applicant declares that all other options for this project - within a 2-mile radius - have been thoroughly investigated, and do not exist. Furthermore, other sites that exist outside of this radius are in overuse (having reached capacity for

additional usability) necessitating the need for a new WCF. The design specifications of the tower are done so in a way to allow for future collocations.

Other elements of the site that uphold County requirements and of which the applicant has complied with include 24' wide paved access, parking space to meet Americans with Disabilities Act (ADA) dimensions, and cut-off timed lighting.

Staff finds that the site plan, narrative, and additional documents suffice for an adequate Special Use Permit submission, and does not identify any potential harm to the immediate area or broader public.

To date, one (1) communication of opposition has been received for SUP-019-23. The concern is regarding drainage. The letter and video submissions are enclosed in this packet.

In addition, comments have been solicited from other divisions pertaining to this project in relation to their specific subfield. Staff from the following divisions offered the following commentary:

Air Quality

1. Paved access into the project, within the project, and on parking area is required.
2. Air quality dust registration will be required prior to project construction.
 - a. Applicant is to note that all construction activity must conform to the earthmoving activity requirements in accordance with Section §4-3-160 through 190 of Pinal County's Air Quality Code of Regulations.
3. If generators are installed, an Air Quality Industrial Permit will be required.

Flood Control

1. Subject site is located in Flood Zone X and does not pose a significant impact to drainage. Therefore, a drainage report is not required at this time, but may be further investigated in formal processes.

Aquifer Protection

1. An existing septic system was found on the site, which requires the applicant to abide by the required setbacks. An *Acknowledgement Certification* has been provided to the applicant to complete/return to this division prior to the submission for any permits. *From plans provided, setbacks appear to be met.

CONTINUATION Concerns

At the August 17, 2023 Planning and Zoning Hearing SUP-019-23 was declared a CONTINUANCE as additional information was sought at the request of the Commission. The main concerns regarded the permissibility of a *Special Use Permit* being the appropriate mechanism to deviate from the design standards such as height and stealth aesthetics, or if a *Variance* process may serve better. After consultation with County Legal, Staff offers the following insight:

1. The Board of Adjustments (BA) is the appointed body who makes determinations on projects seeking a Variance - which is a deviation from established design standards - when certain criteria is met. However, the Powers vested upon the BA in granting such deviations are limited to what is expressed in § 2.155.030 – none of which are applicable to design standards of Wireless Communication Facilities.

2. The general provisions for all wireless facilities states in § 2.205.040 (H) that if facilities are not a permitted use within a zone or it does not meet the requirements of County Code § 2.205.050 (Wireless Facilities Design Standards), then a Special Use Permit is required to address such issues.
3. § 2.151.010 (B)(5) declares that an SUP authorizes a use to be developed in a particular way as specified within the conditions of the permit.

Analysis: *As proven above, it would be a misuse of the Powers vested in the Board of Adjustment to consider a Variance for the design standards of a WCF. WCFs – when not allowed in the subject zone, and when design standards are not met – are governed through an SUP.*

RECOMMENDATION SUMMARY:

After review and analysis of the proposed application Staff supports a recommendation of **approval** for the request as proposed - Special Use Permit for a new Wireless Communication Facility. Jim Caciola of Vertical Bridge, LLC (applicant/agent) have submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following summary of findings together with the information of this staff report:

1. The Special Use Permit would allow the construction of a WCF that meets all requirements of County Code and FCC Regulations.
 - a. Stealth design will complement surrounding environment.
 - b. Tower is designed in a way to afford collocations to future uses.
 - c. Paved access, compound, and parking will remediate Air Quality concerns.
2. As shown by propagation maps, the WCF will provide the area with improved high quality reliable wireless service, in addition to enhancing emergency services.
3. A thorough analysis of the project has been conducted in collaboration with additional County professionals and no immediate harm or risk to the local community or broader public has been identified.

The zoning ordinance identifies factors for consideration when reviewing special use permit requests under section 2.151.010 (O). These factors include, but are not limited to:

- **Traffic conditions;**
- **Provision of services and utilities to the site;**
- **The relationship of the proposed special use and surrounding uses;**
- **Whether the proposed use is beneficial to the public health, safety and general welfare of the community;**
- **Access to streets that are adequately designed and constructed to handle the volume generated by the use;**
- **Does not result in the use of a residential street for non-residential through traffic;**
- **Whether adequate measures have been taken to mitigate off-site impacts such as dust, smoke, noise, odors, lights or storm water runoff;**
- **The need for the proposed special use in the neighborhood/community;**
- **Public input.**

And specifically for wireless facilities:

- **Any neighborhood opposition, either written or verbal, received by the applicant;**
- **Possibilities for camouflage that have been explored, and why the proposed option was chosen; and a description of alternative sites that have been explored;**

- **A description of possibilities for using a greater number of shorter monopoles or towers in place of the proposed facility**
- **Information on the willingness of the landowner and the service provider to allow other service providers to co-locate on the proposed facility; and**
- **Potential gaps that could impede the provision of services if this request is not approved.**

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this Special Use Permit request under Planning Case **SUP-019-23**. Furthermore, the Commission must determine that this Special Use Permit will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

- A) LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
- B) PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
- C) NEIGHBORHOOD IMPACT
- D) FLOOD CONTROL
- E) TRAFFIC IMPACT
- F) COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
- G) BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF RECOMMENDATION (SUP-019-23): After a detailed review of the request, and the Pinal County Development Services Code (PCDSC), staff recommends approval of this request, subject to the stipulations listed in the recommended motion.

STIPULATIONS

1. All Federal (FCC), State and County regulations shall be adhered to and all required approvals, plans, submittal documents, and permits submitted and obtained; including, but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, etc.;
2. Submit an R.F. Engineer's certification within thirty days of BOS approval, that the facilities comply with all Federal Aviation Administration (FAA), and that the radiation meets Federal Communication Commission (FCC) requirements. Should interference be determined to exist with the WAPA Communications equipment, building permits shall not be issued until the interference issues are resolved to the satisfaction of Pinal County Community Development;
3. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
4. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more land;

5. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
6. Paving will be provided on the following: 24 foot driveway & access drive, within the site, and on parking area; Applicable to site access portion of W. Fresno Road and S. Rincon Road, additional road access improvement requirements must be met as determined by County Engineer(s) and other County Divisions/personnel;
7. An Air Quality industrial permit may be required if there is a generator installed;
8. The WCF is required to be enclosed by an 8' CMU wall as required by County Code § 2.205.050 (B);
9. The layout, design and set up of the wireless communication facility shall be as shown and set forth on the applicant's site plan as submitted with this application for a Special Use Permit;
10. Any change or expansion of use shall require approval by the Board of Supervisors;
11. At such time the wireless communication facility is no longer needed, it shall be removed from the subject property within 180 day at the expense of the applicant;
12. The applicant shall keep the property free of trash, litter and debris;
13. Violation of these conditions at any time may invoke revocation proceedings by the Pinal County Community Development Department;
14. A site plan process would be initiated by the applicant after the SUP is approved by the BOS; and
15. Approval of this Special Use Permit is tied to the portion of parcel number 501-45-0680 in which the WCF is situated;

Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Special Use Permit request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County, and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **SUP-019-23** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

Revised: 08/09/23 –VAL

Revised: 09/13/23 -VAL



APPLICATION FOR A SPECIAL USE PERMIT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All applications must be typed or written in ink)

Special Use Permit & Property Information:

(Feel free to include answers and "Supporting Information" to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Date of Pre-application Meeting: 11-8-22 2. Pre-application Number: Z-PA- 159-22

3. The legal description of the property: HIDDEN VALLEY ESTATES #10 LOT 68

4. Tax Assessor Parcel Number(s): 501-45-0680 5. Current Zoning: SR Suburban Ranch

6. Parcel size: 3.35 acres

7. The existing use of the property is as follows: Suburban Ranch

8. The exact use proposed under this request: addition of a telecommunication stealth site with SUP

9. Is the property located within three (3) miles of an incorporated community? No If yes, which ones?

10. Is an annexation into a municipality currently in progress? No
If yes which one?: _____

11. Is there a zoning or building violation on the property for which the owner has been cited? No
If yes, Zoning/Building Violation Number: _____

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes and why this proposed use is needed and necessary at this time: Growth in new residential homes, support the need for better cell service in the area.

INV#: _____ AMT: _____ DATE: _____ CASE: _____ Xref: _____

COMMUNITY DEVELOPMENT
Planning Division

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Vertical Bridge

750 Park of Commerce Drive Suite 200 Boca Raton, Florida 33487

Name of Applicant

Address



C/O jim.caciola@clearblueservices.com

602405350

Signature of Applicant

E-Mail Address

Phone Number

James Caciola

3530 E. Atlanta Ave. Phoenix, AZ 85040

Name of Agent/Representative

Address



jim.caciola@clearblueservices.com

6024053550

Signature of Agent/Representative

E-Mail Address

Phone Number

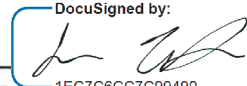
The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Jason Lee Ludington

992 S. Rincon Road, Maricopa, AZ. 85139

Name of Landowner

Address

DocuSigned by:

1EC7C6CC7C99499...

mludington88@gmail.com

520-705-6230 & 520-483-8787

Signature of Landowner

E-Mail Address

Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

Application Checklist:

- Submit a detailed site plan, at least 8½ X 11, but not larger than 11" X 17". The site plan must include the following:
 - Size and shape of parcel; property dimensions; north arrow
 - Adjacent streets; rights-of-way, easements and setbacks; indicate size; purpose and whether public or private
 - Location, size and use of all existing and proposed buildings; show setbacks from property boundary lines and between structures
 - Driveways and parking areas, show access, dimensions and surface material
 - Existing and proposed utilities, show location of lines, size and serving company
 - Any other information as may be applicable – landscaping, natural features i.e.: washes, excavation sites, etc.
- Submit the "Supporting Information" sheet (if applicable) and/or the "Submittal Checklist" for the requested action. Forms are in this packet.
- Submit a list of all property owners within 1200' of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.
- Submit a map of the area with the 1200' boundary shown. (A Tax Assessor Parcel Map is acceptable).
- Submit the non-refundable filing fee according to the fee schedule shown on page 1 of the application. (The application is not considered filed until the fees are paid.)
- Submit a CD or Jump Drive which contains a copy of the application and narrative in PDF format.
- Hold a neighborhood/community meeting prior to application submittal:
 - Notify all property owners within 1200'
 - Hold the meeting within 5 miles of the subject property
 - Hold the meeting between 5:00pm and 9:00pm
 - Applicant will be required to notify any jurisdiction within three (3) miles of the subject site boundary and provide proof via letter or email correspondence of sent notification and any jurisdiction response received.
- Include neighborhood Public participation information with the application:
 - Copy of Notice of Neighborhood/Community Meeting
 - List of property owners notified
 - Meeting Minutes
 - Attendance sign-in sheet with names & addresses
- Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.

Please feel free to compile all information into a separate Narrative

Please be aware that earth fissure maps are available online from the Arizona State Geologic Survey.

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 1000 feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

I hereby verify that the name list above was obtained on the 4 day of December, 2022, at the office of Pinal County parcel records and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 2nd day of February, 2023, before me personally appeared JAMES CACIOLA
Signature _____ Date 2-2-23 (Name of signor)

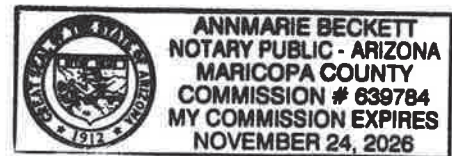
State of Arizona

County of Maricopa) ss.

My Commission Expires 11/24/2026 (SEAL)

Annmarie Beckett
Printed Name of Notary

Annmarie Beckett
Signature of Notary



JUAN & TEJADA RUVALCABA
426 E MESA 3RD ST
MESA, AZ 85203
APN# 501-45-0760

VIDAL QUINTERO
489 N DELAWARE ST
CHANDLER, AZ 85525
APN# 501-45-0520

KAY & HSIAO TSENG
5585 N INDIAN TRL
TUCSON, AZ 85750
APN# 501-14-0570

ALEXANDER DELGADILLO
41416 W CAPISTRANO DR
MARICOPA, AZ 85138
APN# 501-45-0780

TOMMY & VIOLA HENSON
PO BOX 1812
MARICOPA, AZ 85139
APN# 501-45-0540

FRANCISCA KOCH & MARIA YEE
13229 S 48TH ST
APT 1052
PHOENIX, AZ 85044
APN# 501-45-0450

RAMON AGUILAR
764 S RINCON RD
MARICOPA, AZ 85139
APN# 501-45-0440

JACOBUS & HERMINA ZOMER
PO BOX 15
NESBITT, MB, CA 90K 1PO
APN# 501-45-0700 & 501-45-0510

MARIE DAY REV TRUST
14201 N 57TH WAY
SCOTTSDALE, AZ 85254
APN# 501-45-0750

TIMOTHY & JERENNE BLOCK
986 E DEVON DR
GILBERT, AZ 85296
APN# 501-14-0560

JESUS ESPINOZA
5945 N WARREN RD
MARICOPA, AZ 85139
APN# 501-14-0840

ENVISION SOUTHWEST LLC
3303 E BASELINE RD
STE 119
GILBERT, AZ 85234
APN# 501-45-0430

FAUSTO HERNANDEZ
966 S WARREN RD
MARICOPA, AZ 85139
APN# 501-45-0660

EDITH ALTAMIRANO
43558 W CAVEN DR
MARICOPA, AZ 85138
APN# 501-45-0790

JOSEPH ELIA LIVING TRUST
631 E JEFFREY AVE
PHOENIX, AZ 85020
APN# 501-45-0550

32



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

When recorded, mail to:

Name: _____

Address: _____

City/State/Zip Code: _____

DATE/TIME: 11/06/2015 1326
FEE: \$15.00
PAGES: 3
FEE NUMBER: 2015-072243



Space above this line for Recorder's use

QUITCLAIM DEED

This Deed is exempt from the affidavit requirements under A.R.S. §11-1134(B)(3).

KNOW ALL MEN BY THESE PRESENTS:

That I (we), MARK FRANK FORSYTH III
the undersigned, for the consideration of Ten Dollars (\$10.00), and other valuable considerations, do hereby release, remise, and forever quitclaim unto JASON AEE LUDINGTON

all right, title and interest in that certain Property situated in PINAL County,
State of ARIZONA, and described as follows:

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this 10 day of November, 2015

MARK FRANK FORSYTH III
Printed Name of Releasor

Printed Name of Releasor

[Signature]
Signature of Releasor

Signature of Releasor

ACKNOWLEDGMENT
(States Other Than California)

State of Arizona)
County of Pinal) ss.

On this 6 day of November 2015, before me, the undersigned
Notary Public, personally appeared Mark Forsyth

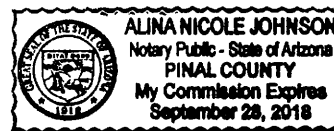
known to me to be the individual(s) who executed the foregoing instrument and acknowledged the same
to be his(her)(their) free act and deed.

My Commission Expires: Sept 28, 2018 Alina Nicole Johnson
Notary Public

If acknowledged in the State of Florida, complete section(s) below:

(Releasor) Personally Known (or) Produced Identification

If applicable, Type of Identification Produced: _____



(Co-Releasor) Personally Known (or) Produced Identification

If applicable, Type of Identification Produced: _____

ACKNOWLEDGMENT
(State Of California)

State of California)
County of _____) ss.

On this _____ day of _____, before me, _____
personally appeared,

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

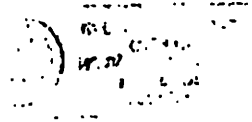
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
(seal)

Lot 68, of HIDDEN VALLEY ESTATES UNIT 10, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Book 14 of Maps, page 12.

WORLDWIDE



12/6/22

NEIGHBORHOOD MEETING INVITATION

FOR A PINAL COUNTY VERTICAL BRIDGE CONDITIONAL USE APPLICATION

Subject: Neighborhood Meeting for a Vertical Bridge proposed 110' collocatable monopole within a 40' x 40' walled in equipment compound in the Southeast area of the parcel located at: 992 S RINCON RD, Maricopa AZ 85139.

Dear Neighbor:

This letter is to invite you as Vertical Bridge is applying on behalf of a major wireless carrier for Conditional Use Permit (ZA-PA-159-22) application with Pinal County. The property is located at 992 S RINCON RD, Maricopa AZ 85139.

This is an invitation to come to a Neighborhood Meeting which will be held outside the (due to insurance issues, please do not access the parcel) proposed site location at the property located at 992 S RINCON RD, Maricopa AZ 85139. on Dec 28, 2022, at 5:00 PM to discuss the proposed Vertical Bridge monopole Project.

For further info, please contact me at:

Gary Cassel / 602-762-8809

Vertical Bridge / Clearblue Services

3530 E Atlanta Ave., Phoenix AZ 85040

Email: GaryCassel@Clearblueservices.com

The purpose of this neighborhood meeting is to explain the project, listen to the concerns of the neighbors, and to respond to your concerns as appropriate.



Gary Cassel E: GaryCassel@clearblueservices.com

Site Acquisition Specialist [Site Acquisition*Architecture*Engineering*Construction](#)

Clear Blue Services 3530 E Atlanta Ave. Phoenix, Arizona 85040

c: 602.762.8809

Market/Project Name: US-AZ-7050 COPPER SKY

VERTICAL BRIDGE LLC Date: 6/13/23

PINAL COUNTY ZONING (SUP) RESUBMISSION NARRATIVE

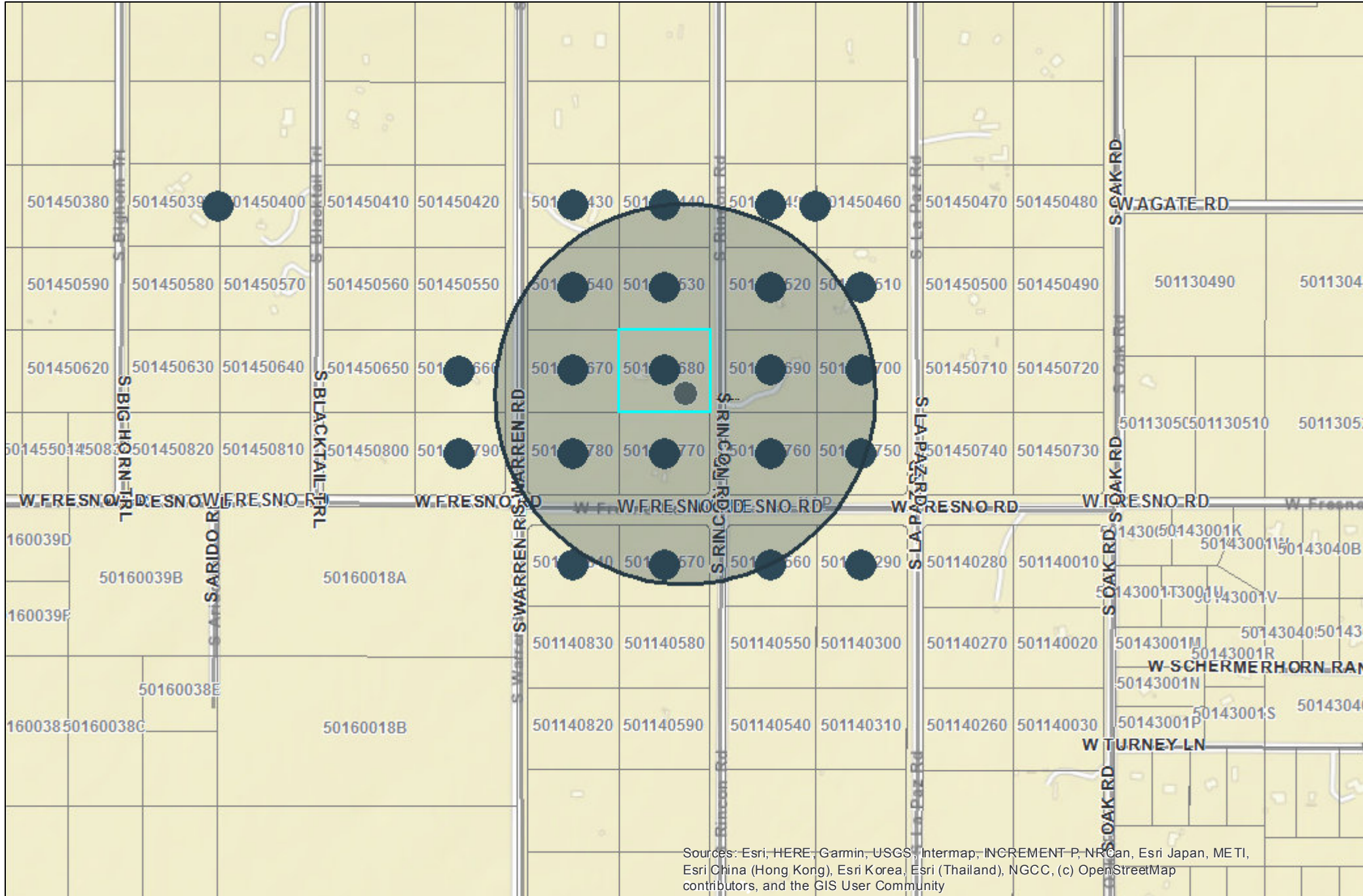
ADDRESS: 996 S. RINCON ROAD MARICOPA, AZ. 85139 (Pinal County)

Accessors Parcel Number: 501-45-0680

NEIGHBORHOOD MEETING MINUTES

A neighborhood meeting per our mailing was held on 12-28-22 in front of Parcel 501-45-0680 from 5 PM to 6 PM to allow for neighbors getting off work to attend.

We had no neighbors come to the meeting, The Sign in sheet from the event is included with this submission.



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT-P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

HILLMAN ELIZABETH K
1107 S LA PAZ RD
MARICOPA, AZ 85139

LUDINGTON JASON LEE
992 S RINCON RD
MARICOPA, AZ 85139

CABRERA JUAN & ROSALBA
21745 N GIBSON DR
MARICOPA, AZ 85139

DAY MARIE REV TRUST
14201 N 57TH WAY
SCOTTSDALE, AZ 85254

HERNANDEZ FAUSTO GOMEZ
966 S WARREN RD
MARICOPA, AZ 85139

KING ROBERT J SR
11000 N 77TH PL UNIT 1013
SCOTTSDALE, AZ 85260

RUVALCABA JUAN A & TEJADA ...
426 E MESA 3RD ST
MESA, AZ 85203

RUIZ ALBERTO Z
2121 S STANLEY PL
TEMPE, AZ 85282

ALTAMIRANO EDITH
43558 W CAVEN DR
MARICOPA, AZ 85138

RENNELLS BRUCE A & SHANN...
1114 S RINCON RD
MARICOPA, AZ 85139

SAFFRON YVONNE M TRUST
8425 E REDWING RD
SCOTTSDALE, AZ 85250

ESPINOZA JESUS E
5945 N WARREN RD
MARICOPA, AZ 85139

ALTAMIRANO EDITH C
43558 W CAVEN DR
MARICOPA, AZ 85138

YAW JACK L JR
10707 E FLORIAN AVE
MESA, AZ 85208

HAMPTON ROBERT K & ELIZAB...
18436 APRICOT ST SW
ROCHESTER, WA 98579

DELGADILLO ALEXANDER VAZ...
41416 W CAPISTRANO DR
MARICOPA, AZ 85138

ZOMER JACOBUS & HERMINA
MAIL RETURN

BLOCK TIMOTHY & JERENNE
986 E DEVON DR
GILBERT, AZ 85296

SVOBODA GEORGE & EDDY
MAIL RETURN

QUINTERO VIDAL
MAIL RETURN

TSENG KAY
5585 N INDIAN TRL
TUCSON, AZ 85750

LEWIS JONATHAN TR
983 S LA PAZ RD
MARICOPA, AZ 85139

DELGADILLO ALEXANDER VAZ...
41416 W CAPISTRANO DR
MARICOPA, AZ 85138

ESPINOZA JESUS E
5945 N WARREN RD
MARICOPA, AZ 85139

ZOMER JACOBUS & HERMINA
MAIL RETURN

ELIA JOSEPH A LIV TRUST
631 E JEFFREY AVE
PHOENIX, AZ 85020

WILLIS & MELROSE LLC ETAL
305 E LOMA VISTA DR
TEMPE, AZ 85282

LAIRD CARLA B
MAIL RETURN

HENSON TOMMY W & VIOLA M
PO BOX 1812
MARICOPA, AZ 85139

PARRA ELISEO C
8059 S CALLE BATOUA
GUADALUPE, AZ 85283

HERNANDEZ LEOBARDO & MA...
MAIL RETURN

BOTHA JOHN LAWRENCE JR & ...
425 S MULESHOE RD
APACHE JUNCTION, AZ 85119

WILSON GREG
645 S WARREN RD
MARICOPA, AZ 85139

KOCH FRANCISCA B
13229 S 48TH ST APT 1052
PHOENIX, AZ 85044

AGUILAR RAMON
764 S RINCON RD
MARICOPA, AZ 85139

RIVERA KAREN
11452 E DECATUR ST
MESA, AZ 85207

ENVISION SOUTHWEST LLC
3303 E BASELINE RD STE 119
GILBERT, AZ 85234

BOTELLO AURELIO SOTO & PA...
1609 N 56TH LN
PHOENIX, AZ 85035

VIEANE ENRICO L & IRENE TRS
3258 E REDFIELD RD
GILBERT, AZ 85234

ANDAMOOKA TRUST
6738 E GRANADA RD
SCOTTSDALE, AZ 85257

DE LOPEZ PAULA R
440 S RIO DR
CHANDLER, AZ 85225

JUAN & TEJADA RUVALCABA
426 E MESA 3RD ST
MESA, AZ 85203
APN# 501-45-0760

VIDAL QUINTERO
489 N DELAWARE ST
CHANDLER, AZ 85525
APN# 501-45-0520

KAY & HSIAO TSENG
5585 N INDIAN TRL
TUCSON, AZ 85750
APN# 501-14-0570

ALEXANDER DELGADILLO
41416 W CAPISTRANO DR
MARICOPA, AZ 85138
APN# 501-45-0780

TOMMY & VIOLA HENSON
PO BOX 1812
MARICOPA, AZ 85139
APN# 501-45-0540

FRANCISCA KOCH & MARIA YEE
13229 S 48TH ST
APT 1052
PHOENIX, AZ 85044
APN# 501-45-0450

RAMON AGUILAR
764 S RINCON RD
MARICOPA, AZ 85139
APN# 501-45-0440

JACOBUS & HERMINA ZOMER
PO BOX 15
NESBITT, MB, CA 90K 1PO
APN# 501-45-0700 & 501-45-0510

MARIE DAY REV TRUST
14201 N 57TH WAY
SCOTTSDALE, AZ 85254
APN# 501-45-0750

TIMOTHY & JERENNE BLOCK
986 E DEVON DR
GILBERT, AZ 85296
APN# 501-14-0560

JESUS ESPINOZA
5945 N WARREN RD
MARICOPA, AZ 85139
APN# 501-14-0840

ENVISION SOUTHWEST LLC
3303 E BASELINE RD
STE 119
GILBERT, AZ 85234
APN# 501-45-0430

FAUSTO HERNANDEZ
966 S WARREN RD
MARICOPA, AZ 85139
APN# 501-45-0660

EDITH ALTAMIRANO
43558 W CAVEN DR
MARICOPA, AZ 85138
APN# 501-45-0790

JOSEPH ELIA LIVING TRUST
631 E JEFFREY AVE
PHOENIX, AZ 85020
APN# 501-45-0550



Market/Project Name: US-AZ-7050 COPPER SKY

VERTICAL BRIDGE LLC Date: 6/13/23

PINAL COUNTY ZONING (SUP) RESUBMISSION NARRATIVE

ZONING SPECIAL USE PERMIT RESUBMITTAL SUP #019-23

ADDRESS: 996 S. RINCON ROAD MARICOPA, AZ. 85139 (Pinal County)

Accessors Parcel Number: 501-45-0680

85 N. Florence Street, PO Box 2973,
Florence, AZ 85132C
Planning Division

.....

RE: Vertical Bridge has Submitted to Pinal County Zoning an Application for Special Use Permit Application in case #019-23 on behalf of Vertical Bridge for a New Wireless Communications Facility.

The (SUP) is for a new 115' Monoelm (collocatable) site build located in the Northwest corner from an existing mobile home located on the parcel in the furthest South end of the subject parcel. The Wireless Communications Facilities Ordinance and height of the proposed tower of the ordinance 2.205.050. - Design standards per the County Regulations and requirements located at 992 S. RINCON ROAD MARICOPA, AZ. 85139 (Pinal County)

DEVELOPMENT STANDARDS

As specified in DEVELOPMENT SERVICES CODE; Title 2-ZONING Regulations, subject to sections CHAPTER 2.20. – (GR) GENERAL RURAL ZONE: Wireless communications facilities are permitted in all zoning districts subject to the provisions and standards outlined in CHAPTER 2.205. - WIRELESS COMMUNICATIONS FACILITIES.

Towers and support structures shall be stealth-like in nature as part of the 2.205.050. F- Design standards

Please see attached revised plans for this SUP Zoning Submittal where there is a PDF of the antenna configuration showing the monopole antenna configuration required by the major carrier will be determined by the Pinal County for Special Use Permit process.

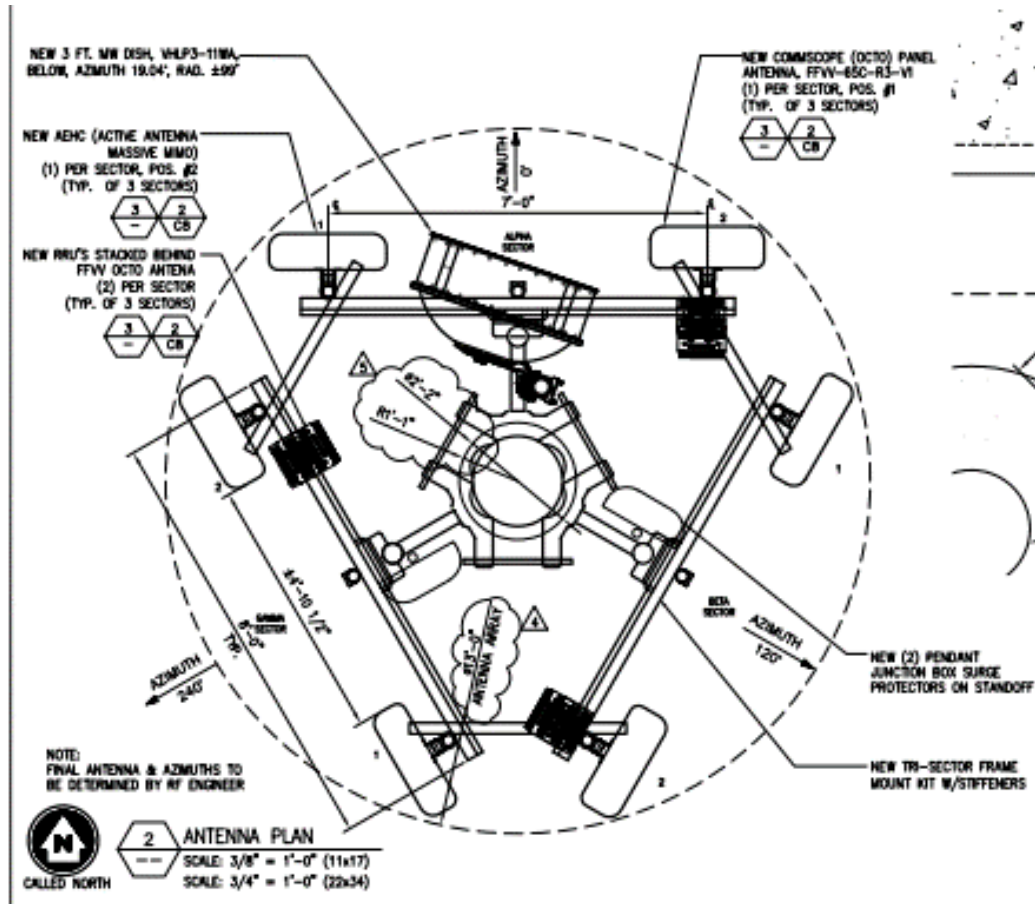
The diameter of antenna arrays shall be 9'-6" feet measured from the circumference line to circumference line through the center of the tower structure:

ANTENNA COMPLIANCE: The maximum width of the antennas is proposed to be MAX 9'-6" WIDE (the actual antennas distance from one antenna to the other through the pole)

The maximum width of the antennas off the pole will be 58" but will be proposed to be a collocatable Monoelm, as to the look of the attached PHOTO SIMULATIONS as part of the zoning submittal.

There is a required separation of antennas due to potential diversity which causes another 1'-5" to the antenna configuration, which then causes the extra distance from antennas from one side to the other and causes the extra distance even though there is a narrowing on the pole as you get to the top of the pole. As part of the (SUP) a PDF of the antenna configuration showing the 8 ft FASB antenna w/2 ft.

standoff & COVP mounted on standoff arm which requires the total antenna width of 8'-0" apart but intended to be visually minimized. Please see attached site plans & diagram below.



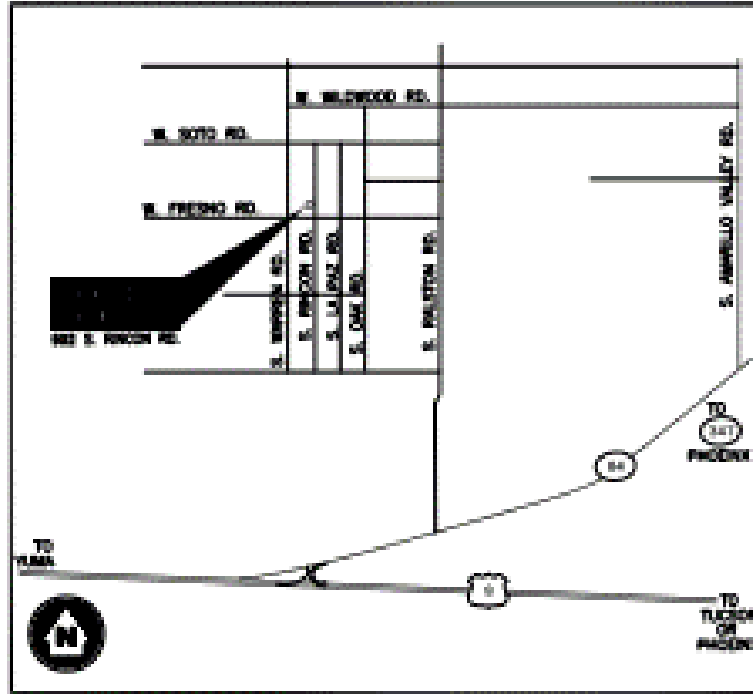
SETBACKS (WCF COMPLIES)

Wireless communication facilities shall be setback 1 foot from all property lines for each 1 foot in tower Height:

The SUP process selected shall approve this proposal as it is an eligible facility request for a new site location of a wireless Monoelm antenna site (collocatable) branches at 115'), and equipment within an 8' CMU (textured and painted light tan to match desert area) walled in compound 40' x 40'. The proposed Vertical Bridge site does not substantially change the physical aesthetics of the surrounding area which is owned by other (SR) Suburban Ranch Zoned parcels and has no known health hazards. The physical aesthetics of the proposed Monoelm is commensurate with the area as there are only small trees / bushes and cactus along with existing brown electrical poles.

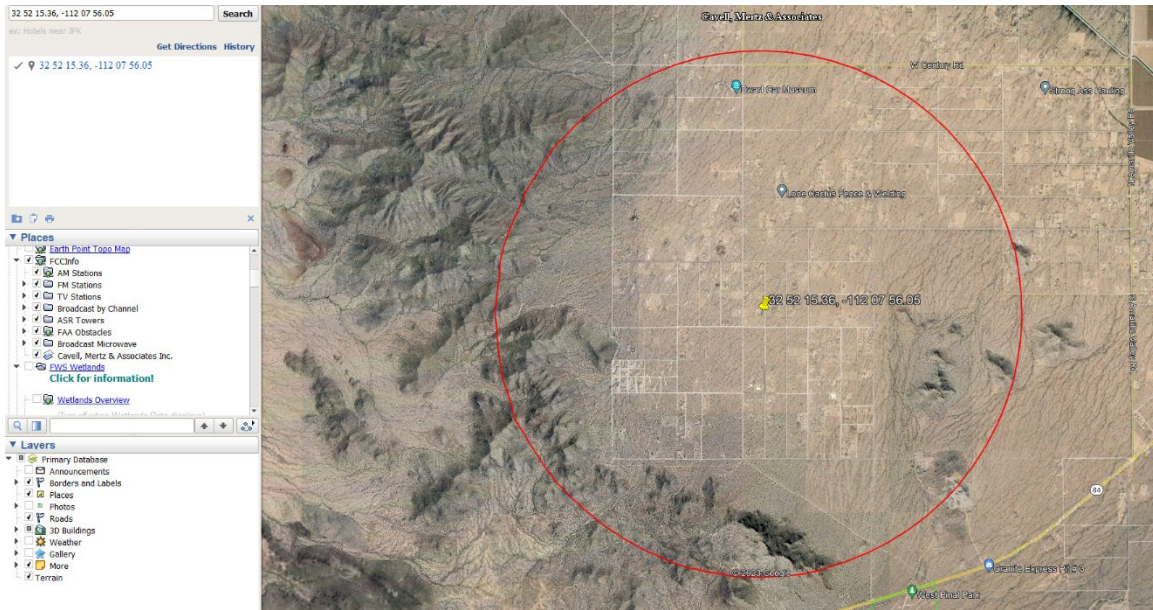


VICINITY MAP



Towers within a 2-mile radius.

There are no other **towers in the 2-mile** area per the FCC Map below. The existing right of way power poles have been thoroughly investigated by the major carrier Radio Frequency Engineers within the search ring area which are found does not work for the RF objectives.



..
VERTICAL BRIDGE COVERAGE (ISSUE): The facility which will enhance call quality and data usage, which is not present at this time which **includes 5G**. The major carrier is realizing very poor coverage in the area of the proposed tower.

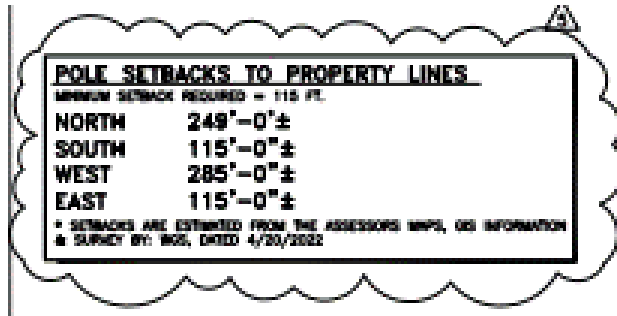
All the major carrier existing sites in the area are now in overuse and causing this proposed site location to be vital to fill the actual hole in the major carrier radio frequency where the major carrier is missing radio frequency which effects all persons who are trying to make phone call or using their instruments in any way including E911 Emergencies.

Vertical Bridge's major wireless carrier and their license is federally mandated to provide coverage to all persons using their wireless instruments. The expectancy of the federal government in providing this license is that each area is present by major carriers that E911 is mandatory for all emergency services, which allows each individual's precise location in the case of emergency services, which is sparse at best in this immediate area.

ASTHETICS: Towers and antennae shall meet the following requirements:

a. At a tower site, the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend them into the natural setting and surrounding buildings.

SETBACKS-The minimum setbacks for the zoning district shall apply to all towers, equipment shelters, and accessory buildings. The dimensions of the entire lot or parcel shall apply and not the dimensions of the leased area. Vertical Bridge proposes a **1:1 setback**).



Please refer to the FCC Sections accordingly:

- A. Per the FCC, the County can require an SUP and other processes for their review and approval process. However, the County cannot design a carriers' network or how many sites the carrier needs to build to provide design coverage. Please note and understand this cell site is a cell split for capacity issues along with the new 5G system build, and the height is necessary / required to achieve the capacity offloading necessary to continue to provide designed requirements. Please refer to the FCC Sections accordingly:

The FCC has interpreted TCA Section 332(c)(3)(A) to preempt local authority to dictate the design of a provider's network. *In the Matter of Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure*

Inv., 33 F.C.C. Rcd. 9088 at N. 84 (F.C.C. 2018); see also *Bastien v. AT&T Wireless Servs., Inc.*, 205 F.3d 983,

989 (7th Cir. 2000). Accordingly, no local authority may determine the number, placement, or operation of cell towers because that responsibility has been delegated exclusively to the FCC. *Bastien*, 205 F.3d at 989.

- 1. ACCESS to the site location:** The Vertical Bridge site location access will be from the existing (ROW) S. Rincon Rd., where Vertical Bridge will build a 24' wide access road on the West most part of the parcel within the existing Access & Utilities easement off S. Rincon Rd. West to the proposed site location on the parcel. There will be a parking space allocated next to the site location, all per the County Wireless Ordinance
- 2. DESIGNATED SITE PARKING SPACE-**The proposed compound will have a designated Handicap parking space next to the proposed site.
- 3. PAINTING and LIGHTING.** All facilities shall be painted or constructed of materials to minimize visual impacts. The tower will be a monoelm design and compound walls shall be painted in non-reflective and preferably earth tone light tan colors. The Vertical Bridge monoelm will



incorporate a pole in a stealth tree structure. The Vertical Bridge monoelm will incorporate a pole in a stealth tree structure. Note lighting provide is LED, full cut-off fixtures, mounted below the top of wall inside enclosure and can be motion activated or turned on with 4-hour timer switch for service.

4. EXISTING AND REMOVING LANDSCAPING. The location of the Vertical Bridge site location including compound and building the road to the site from N. Hohokam Rd. East to the site location, where the landscaping of the land in the immediate area is overall flat land with no vegetation other than small non sensitive bushes.

a. There is no existing endangered vegetation within the area of the proposed site location that will be touched and if so will be moved / or the road that Vertical Bridge will need to build within the existing 24' wide dedicated Access & Utility Easement on all of the parcel West to N. Hohokam Rd.

RF Emissions and Radio frequency limited exposure are within FCC limits for this proposed Vertical Bridge, and the Wireless carrier will submit a report demonstrating compliance with FCC regulation (see below).

5. TRAFFIC-UNMANNED FACILITY: The use is an un-manned telecommunications facility defined as "Monoelm" and will not cause any adverse impact on adjacent property or properties in the area. As this is an un-manned facility and we only maintain the property around once a month, but in the case of an emergency it would be sooner. There will be no increase in Vehicular or pedestrian traffic in adjacent residential areas, emissions of any order, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions, contribution in a measurable way to the deterioration of the area or contribution to the lowering of property values.

6. REMOVAL AND DISCONTINUATION OF USE: All equipment associated with a communication facility shall be removed within one hundred eighty (180) days of the discontinuation of the use and the site shall be restored to its original preconstruction condition. The operators agreeing to such removal and allowing the County access across private property to affect such removal shall be a condition of approval of each permit issued.

7. COUNTY Requested use(s):

BUSINESS OPERATIONS

(a) (Business operations) is for Vertical Bridge to build a Collocatable Wireless Telecommunication 115' Monoelm including a major carrier's equipment and antennas, hours/day of operation, and number of employees.

The frequency of use as to hours/day of operation, and number of employees is generally a visit for (1) man for maintenance once a month unless there is an emergency and stays for a few hours.

DEVELOPMENT SCHEDULE



(a) (Timeframe for construction or phasing of the project for construction; description and location of buildings.)

The Zoning Process is considered to be a 3 to 4 Month process and a Building Permit process to be 45 days, and a 45-day build cycle for the construction of the cell site in total.

Address the utility providers for water, sewer, police and fire services.

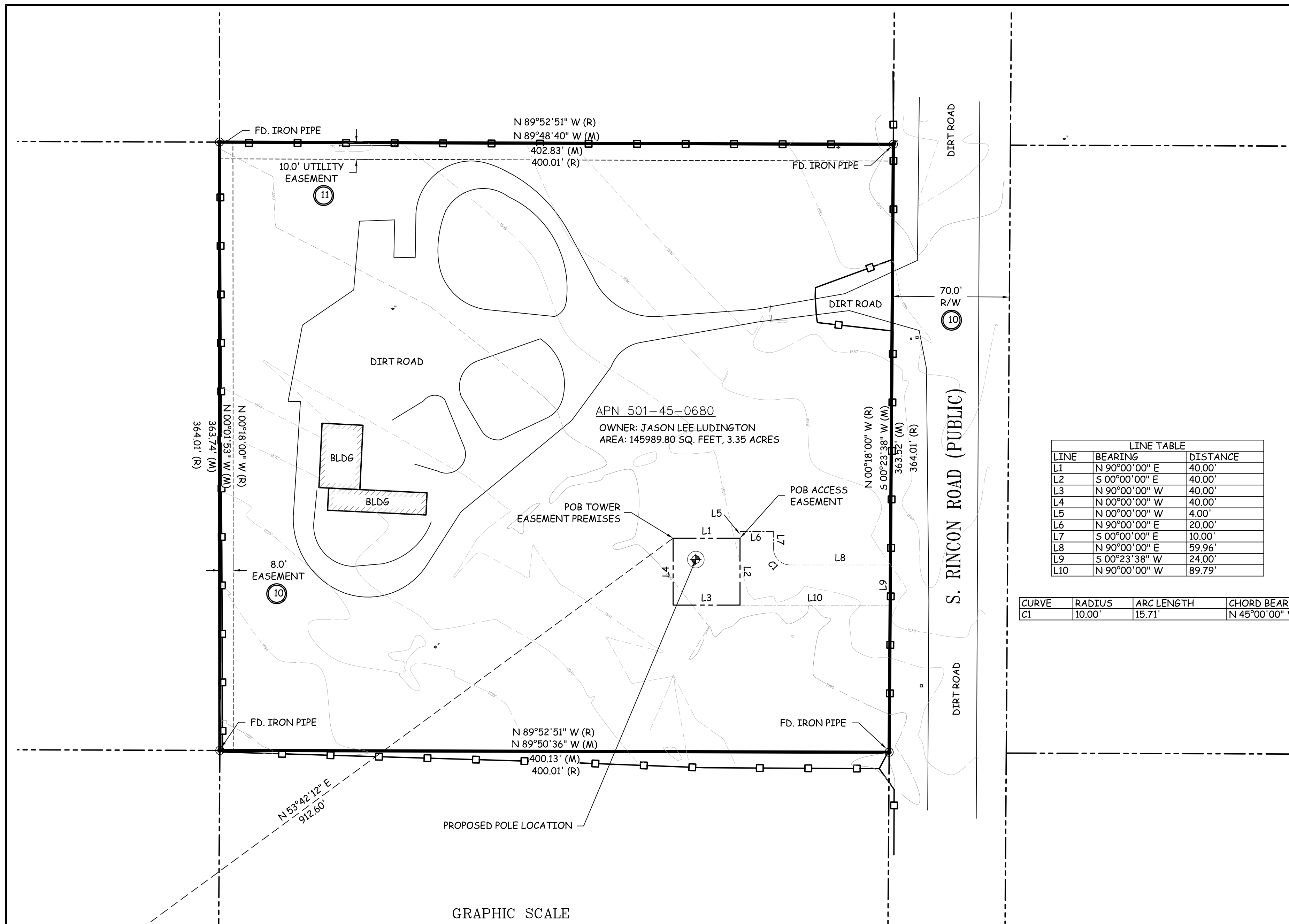
1. **NO WATER WILL BE USED FOR THIS SITE**
2. **NO SEWER WILL BE USED FOR THIS SITE**
3. **Police- Pinal County Sheriff's Department - Precinct**
4. **Fire Pinal County Fire Department Precinct -Fire Station**

James Caciola
Site Acquisition Specialist
Clear Blue Services
Vertical Bridge LLC Contractor
O: 602.405.3550
E:



Site Acquisition*Architecture*Engineering*Construction

www.clearblueservices.com
3530 E. Atlanta Avenue
Phoenix, Arizona 85040



ALTA/NSPS LAND TITLE SURVEY
 OF LEASED PREMISES, BEING A PORTION OF LOT 68 OF
 HIDDEN VALLEY ESTATES, PER BOOK 14 OF MAPS, PAGE 12
 RECORDS OF PINAL COUNTY, ARIZONA
 SITUATED IN A PORTION OF THE SW QUARTER OF
 SECTION 26, T.6 S, R.2 E
 OF THE GILA AND SALT RIVER BASE AND MERIDIAN
 PINAL COUNTY, ARIZONA
 SURVEY PERFORMED FOR THE BENEFIT OF VB BTS II, LLC

PARENT PARCEL LEGAL DESCRIPTION
 THAT CERTAIN PROPERTY SITUATED IN PINAL COUNTY, STATE OF ARIZONA, AND DESCRIBED AS FOLLOWS:
 LOT 68, OF HIDDEN VALLEY ESTATES UNIT 10, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 14 OF MAPS, PAGE 12.
 PARCEL ID NO.: 501-45-0680
 THIS BEING THE SAME PROPERTY CONVEYED TO JASON LEE LUDINGTON FROM MARK FRANK FORSYTH III IN A QUIT CLAIM DEED DATED NOVEMBER 6, 2015 AND RECORDED NOVEMBER 6, 2016 AS INSTRUMENT NO. 2015-072243 IN PINAL COUNTY, ARIZONA.

ACCESS EASEMENT LEGAL DESCRIPTION
 A PORTION OF LOT 68, OF HIDDEN VALLEY ESTATES UNIT 10, ACCORDING TO BOOK 14 OF MAPS, PAGE 12, PINAL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE ALUMINUM MARKING THE SOUTHWEST CORNER OF SECTION 26; THENCE NORTH 53°42'12" EAST A DISTANCE OF 912.60 FEET;
 THENCE NORTH 90°00'00" EAST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 00°00'00" WEST A DISTANCE OF 4.00 FEET;
 THENCE NORTH 90°00'00" EAST A DISTANCE OF 20.00 FEET;
 THENCE SOUTH 00°00'00" EAST A DISTANCE OF 10.00 FEET;
 THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 14.74', WITH A RADIUS OF 10.06', WITH A CHORD BEARING OF SOUTH 41°59'14" EAST, WITH A CHORD LENGTH OF 13.45';
 THENCE NORTH 90°00'00" EAST A DISTANCE OF 60.96 FEET;
 THENCE SOUTH 00°23'38" WEST A DISTANCE OF 24.00 FEET;
 THENCE NORTH 90°00'00" WEST A DISTANCE OF 89.79 FEET;
 THENCE NORTH 00°00'00" WEST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING

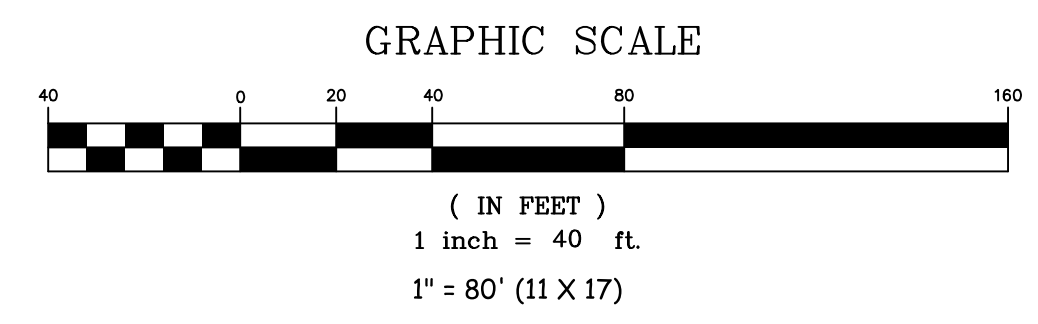
TOWER EASEMENT PREMISES LEGAL DESCRIPTION
 A PORTION OF LOT 68, OF HIDDEN VALLEY ESTATES UNIT 10, ACCORDING TO BOOK 14 OF MAPS, PAGE 12, PINAL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE ALUMINUM MARKING THE SOUTHWEST CORNER OF SECTION 26; THENCE NORTH 53°42'12" EAST A DISTANCE OF 912.60 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 90°00'00" EAST A DISTANCE OF 40.00 FEET;
 THENCE SOUTH 00°00'00" EAST A DISTANCE OF 40.00 FEET;
 THENCE NORTH 90°00'00" WEST A DISTANCE OF 40.00 FEET;
 THENCE NORTH 00°00'00" WEST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	40.00'
L2	S 00°00'00" E	40.00'
L3	N 90°00'00" W	40.00'
L4	N 00°00'00" W	40.00'
L5	N 00°00'00" W	4.00'
L6	N 90°00'00" E	20.00'
L7	S 00°00'00" E	10.00'
L8	N 90°00'00" E	59.96'
L9	S 00°23'38" W	24.00'
L10	N 90°00'00" W	89.79'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	10.00'	15.71'	N 45°00'00" W	90°00'00"



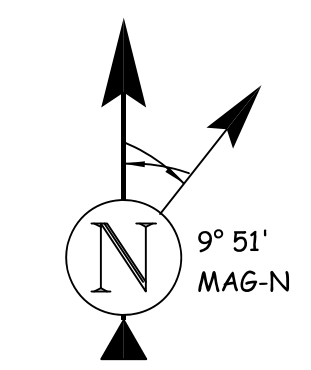
- SCHEDULE B EXCEPTIONS:**
 TITLE REPORT ORDER #VTB-137086-C, ISSUED BY TOWER AGENCY, LLC, DATED 7/19/22.
- EXCEPTIONS 1 - 9 ARE GENERAL AND THEREFORE NOT PLOTTED
- ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "HIDDEN VALLEY ESTATES UNIT 10" DATED MARCH 27, 1968 AND RECORDED MARCH 27, 1968 IN (BOOK) 14 (PAGE) 12, (INSTRUMENT) 360221 IN PINAL COUNTY, ARIZONA. (PLOTTED, EXCEPTION IS LOCATED WITHIN THE PARENT PARCEL, BUT IS NOT LOCATED WITHIN THE LEASE AREA OR EASEMENTS)
 - UTILITY EASEMENT BETWEEN CLIFFORD H. WALKER; AND ARIZONA PUBLIC SERVICE COMPANY, DATED MAY 19, 1997 AND RECORDED JUNE 16, 1997 IN (INSTRUMENT) 1997-020845, IN PINAL COUNTY, ARIZONA. (PLOTTED, EXCEPTION IS LOCATED WITHIN THE PARENT PARCEL, BUT IS NOT LOCATED WITHIN THE LEASE AREA OR EASEMENTS)
- # SCHEDULE B EXCEPTION NUMBER PER TITLE REPORT

FLOOD INFORMATION

COMMUNITY NUMBER	PANEL #	SUFFIX	PANEL DATE	FIRM ZONE
040077	1125	E	12/04/2007	X

CENTER OF PROPOSED TOWER
 LATITUDE 32° 52' 15.43" NORTH
 LONGITUDE 112° 07' 56.12" WEST
 ELEVATION 1588.6' (NAVD88)

1-A ACCURACY CERTIFICATION
 THE HORIZONTAL ACCURACY OF THE LATITUDE AND LONGITUDE AT THE CENTER OF EACH SECTOR FALLS WITHIN FIFTEEN (15) FEET. THE ELEVATIONS (NAVD88) OF THE GROUND AND FIXTURES FALL WITHIN THREE (3) FEET.



LEGEND

POB	POINT OF BEGINNING	SPOT ELEVATION	
POT	POINT OF TERMINUS	POSITION OF GEODETIC COORDINATES	
PUE	PUBLIC UTILITY EASEMENT	WATER CONTROL VALVE	
ROW	RIGHT OF WAY	FIRE HYDRANT	
DW	DRIVEWAY	POWER POLE	
SW	SIDEWALK	LIGHT POLE	
BCHH	BRASS CAP IN HANDHOLE	SEWER MANHOLE	
BCFL	BRASS CAP FLUSH	FOUND AS NOTED	
PCR	PINAL COUNTY RECORDS	M	MEASURED
R	RECORDED		

OVERHEAD ELECTRIC PROPERTY LINE CHAIN LINK FENCE

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

SURVEY DATE
 04/11/22

BENCHMARK
 ELEVATIONS WERE ESTABLISHED FROM PROCESSING GPS DATA WITH AND CONSTRAINING TO NGS "CORS" STATIONS AND APPLYING GEOID12b SEPARATIONS AND ARE AT NAVD88 DATUM

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

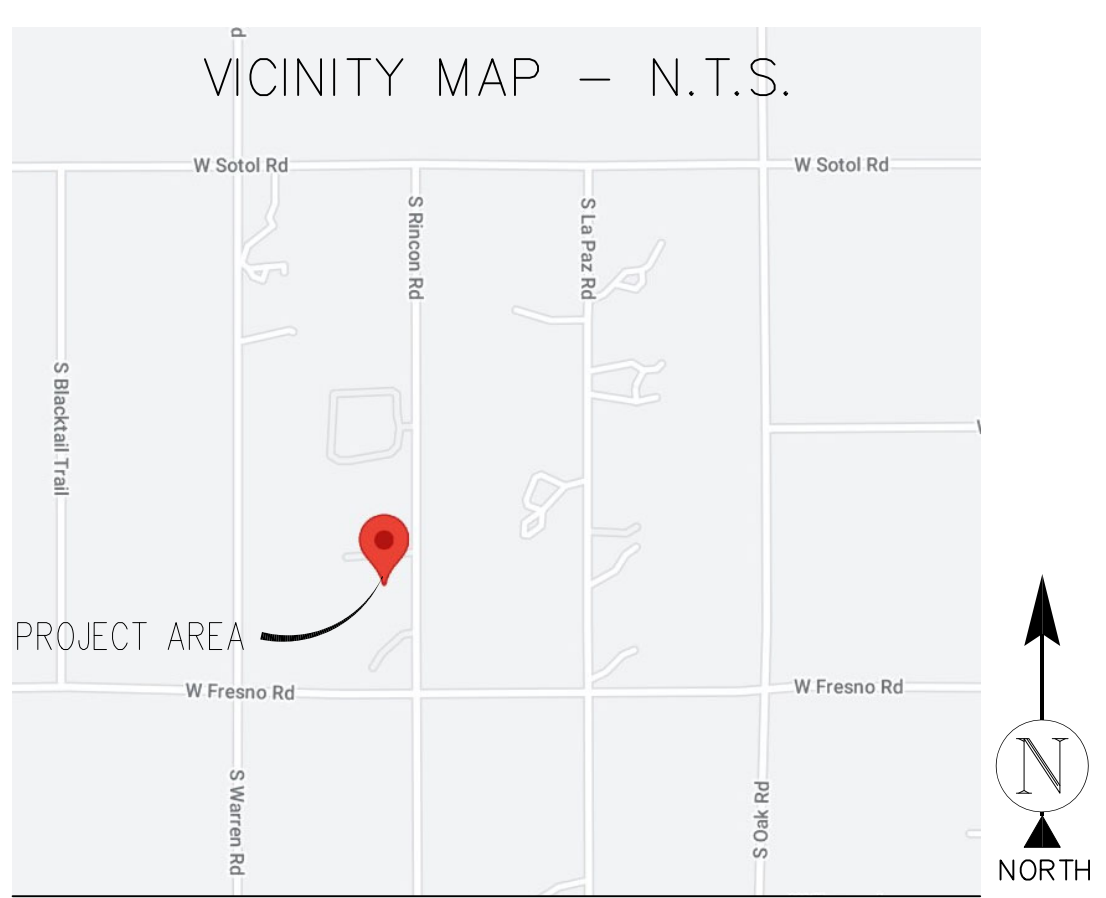
SURVEYOR'S NOTES
 SURVEY PREPARED FOR VB BTS II, LLC
 REFERENCE IS MADE TO THE TITLE REPORT ORDER #VTB-137086-C, ISSUED BY TOWER AGENCY, LLC, DATED 7/19/22.

ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED (EXCEPT FOR ROOFTOPS). SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ACCESS AND UTILITY EASEMENT RUNS TO THE SOUTH RINCON ROAD RIGHT OF WAY LINE, A PUBLIC RIGHT OF WAY. AT THE TIME OF THE SURVEY, NO ENCROACHMENTS WERE DISCOVERED THAT AFFECTED THE VB TOWER PREMISES OR EASEMENT AREAS.

VB TOWER PREMISES AND VB EASEMENT LIE ENTIRELY WITHIN THE PARENT PARCEL.



I hereby certify to: Vertical Bridge REIT, LLC, a Delaware limited liability company, its subsidiaries, and their respective successors and/or assigns; and (ii) Toronto Dominion (Texas) LLC, as Administrative Agent, for itself and on behalf of the lenders parties from time to time to that certain Second Amended and Restated Loan Agreement dated June 17, 2016 with Vertical Bridge Holdco, LLC, as borrower, and Vertical Bridge Holdco Parent, LLC, as parent, as may be amended, restated, modified or renewed, their successors and assigns as their interests may appear; and Tower Agency, LLC

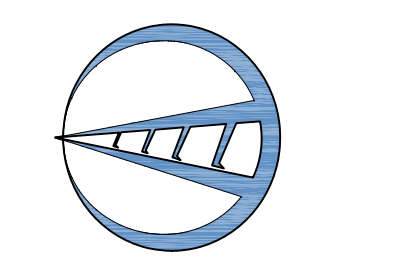
SIGNED *Jeff R. Cook* Date: 7/13/23
 JEFF R. COOK, AZ Reg. No. 28719
 My License renewal date is March 31, 2025



Western Geomatics Services
 2925 E Riggs Rd Suite 8-119
 Chandler, AZ 85249
 (480) 656-7912 office
 (480) 219-5195 fax



Clear Blue Services
 4814 S. 35TH ST.
 PHOENIX, AZ 85040 602-928-9900

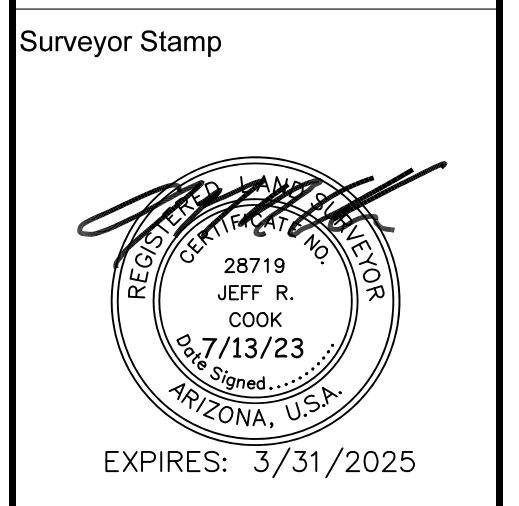


No.	Submittal / Revision	App'd	Date
A	SUBMITTAL		9/30/22

Drawn: JC Date: 05/03/22
 Designed: JC Date: 05/03/22
 Checked: JC Date: 05/03/22

Project Number: US-AZ-7050

Project Title
**PH68112
 COPPER SKY
 992. S RINCON ROAD
 MARICOPA, AZ 85139
 PINAL COUNTY**



Drawing Title
SITE SURVEY

Drawing Scale:
 AS NOTED

Date:
 06/14/23

LS

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

Drawing Number
LS-1

PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A (115 FOOT MONO-ELM) (110 FT. POLE) CELL TOWER, FOR CARRIER ANTENNAS AND MICROWAVE. INSTALLED INSIDE A 40'X40', 8 FT. HIGH CMU WALL EQUIPMENT COMPOUND, PAINTED LIGHT TAN COLOR. WITH SPACE FOR CARRIER EQUIPMENT, ON A CONCRETE PAD AND CABLE ICE BRIDGE. A MULTI-METER UTILITY SERVICE MOUNTED TO EXTERIOR COMPOUND CMU WALL. NO WATER OR SEWER IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

CODE COMPLIANCE:

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 THE LATEST EDITIONS OF THE FOLLOWING:

- | | |
|--|---|
| 1. 2018 INTERNATIONAL BUILDING CODE | 11. IEEE C2 NATIONAL ELECTRIC SAFETY CODE, LATEST EDITION |
| 2. 2017 NATIONAL ELECTRIC CODE | 12. TELECORDIA GR-1275 |
| 3. 2018 NFPA101 LIFE SAFETY CODE | 13. ANSI/T 311 |
| 4. 2018 IFC | 14. 2018 INTERNATIONAL MECHANICAL CODE |
| 5. AMERICAN CONCRETE INSTITUTE | 15. 2018 INTERNATIONAL PLUMBING CODE |
| 6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION | 16. LOCAL BUILDING CODE |
| 7. MANUAL OF STEEL CONSTRUCTION, 13TH EDITION | 17. CITY/COUNTY ORDINANCES |
| 8. ANSI/TIA/EIA-222-G | 18. STATE BUILDING CODE |
| 9. TIA 607 | 19. LIGHTNING PROTECTION CODE: NFPA780 - 2000 |
| 10. INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81 | |



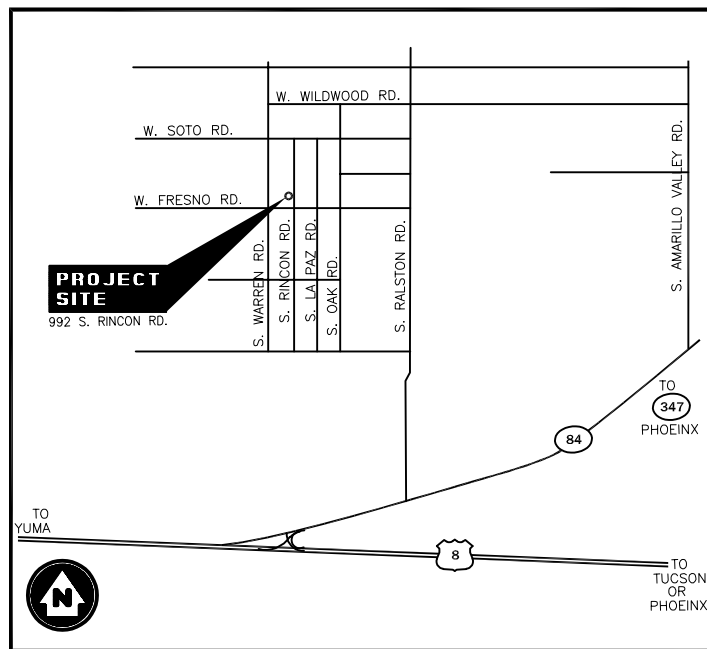
**US-AZ-7050
COPPER SKY
992 S. RINCON RD.
MARICOPA, AZ 85139
PINAL COUNTY**

TENANT SITE DETAILS

SITE ID: PH68124A

**DESIGN TYPE: NEW SITE DEVELOPMENT
MONO-ELM**

**SITE ADDRESS: 992 S. RINCON RD.
MARICOPA, AZ 85139
PINAL COUNTY**



VICINITY MAP
N.T.S.

APPROVAL BLOCK				
		APPROVED	APPROVED AS NOTED	DISAPPROVED/REVISE
VERTICAL BRIDGE	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SITE ACQUISITION	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONSTRUCTION MANAGER	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ZONING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RF ENGINEERING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PROJECT DIRECTORY	
PROPERTY OWNER:	JASON LEE LUDINGTON 992 S. RINCON RD. MARICOPA, AZ 85139
CONTACT:	JASON LUDINGTON PHONE:
APPLICANT:	VERTICAL BRIDGE 750 PARK OF COMMERCE DRIVE, SUITE 200 BOCA RATON, FL 33487
CONTACT:	C/O JIM CACIOLA PHONE: (602) 405-3550
ENGINEER:	CLEAR BLUE SERVICES 3530 E. ATLANTA AVE. PHOENIX, AZ 85040 PHONE: (602) 405-8803
CONTACT:	STEVEN DeJONGE STEVENDEJONGE@CLEARBLUESERVICES.COM
POWER COMPANY:	ED3
TELCO COMPANY:	-

PROJECT WORK SCOPE	
VERTICAL BRIDGE (VB) WILL PROVIDE AN IMPROVED PAVED ACCESS DRIVE, TECH PARKING AREA AND RAISED LEVEL SITE FOR A NEW TELECOMMUNICATIONS FACILITY.	
TO INCLUDE THE FOLLOWING:	
<ul style="list-style-type: none"> A 40 FT. X 40 FT. CMU BLOCK COMPOUND WALL, 8 FT. HIGH, W/TAN PAINTED FINISH, WITH DOUBLE 10 FT. WIDE ACCESS GATE. A 6" CRUSHED STONE GRAVEL COMPOUND COVER OVER WEED BARRIER. PROVIDE AND INSTALL THE NEW COMMUNICATIONS TOWER, 115 FT. HIGH MONO-ELM (110 FT. TOP OF POLE) TOWER. INSTALL NEW MULTI-METER, 600 AMP, 120/240V SINGLE PHASE ELECTRICAL SERVICE AND PROVIDE A MINIMUM OF AT LEAST ONE (1) 200 AMP METER SOCKET FOR INITIAL CARRIER. PROVIDE AND INSTALL ASSOCIATED CONDUITS, WIRING AND MOUNTING FOR NEW ELECTRICAL S.E.S. PER UTILITY GUIDELINES. INSTALL COMPOUND AND TOWER GROUND RINGS ALONG WITH CONNECTIONS FOR EQUIPMENT GROUNDING. 	
CARRIER TO PROVIDE AND INSTALL THE FOLLOWING:	
<ul style="list-style-type: none"> NEW 8 FT. X 13 FT. CONCRETE EQUIPMENT PAD. NEW TWO (2) COMMUNICATION EQUIPMENT CABINETS ON CONCRETE PAD. NEW 12" WIDE ICE BRIDGE / H-FRAME NEW 200 AMP SERVICE METER, PER UTILITY. FOUR (4) NEW LED TECH LIGHTS AND WEATHERPROOF LIGHT SWITCH W/TIMER. NEW TELCO BOX, PPC, AND CIENNA ON ICE BRIDGE H-FRAME. NEW FIBER BOX AND JUNCTION BOXES ON ICE BRIDGE H-FRAME. NEW 4 FT. X 8 FT. CONCRETE PAD FOR FUTURE CARRIER INSTALLED GENERATOR. NEW GENERATOR WHEN AVAILABLE. NEW TWO (2) HYBRID CABLE WITH PENDANTS. NEW COLLAR MOUNT FOR NEW MICROWAVE ANTENNA DISH, WITH STIFF ARM. NEW MICROWAVE ANTENNA DISH & MOUNT W/STIFFENER. NEW (2) FIBER AND (2) POWER CABLES FOR NEW MICROWAVE. NEW (1) EXCESS FIBER MANAGEMENT BOX FOR NEW MICROWAVE. NEW TRI-SECTOR FRAME ANTENNA MOUNT W/STIFFENER KIT NEW (6) RRU'S (2)PER SECTOR. NEW (6) ANTENNAS, (2) PER SECTOR. NEW REGULATORY & SITE ID SIGNAGE 	

DRAWING INDEX			
DRWG. #	TITLE	REV.#	DATE
T1	TITLE SHEET	6	6/26/23
LS-1	SURVEY (BY WGS)	A	6/14/23
C3	OVERALL SITE PLAN	6	6/26/23
C4	COMPOUND SITE PLAN	6	6/26/23
C4A	ENLARGED COMPOUND PLAN	6	6/26/23
C5	ELEVATIONS	6	6/26/23
C6	ELEVATIONS	6	6/26/23
C7	EQUIPMENT & ANTENNA LAYOUTS	6	6/26/23
C8	DETAILS	6	6/26/23

PROJECT INFORMATION	
SITE NAME:	COPPER SKY
SITE NUMBER:	US-AZ-7050
SITE ADDRESS:	992 S. RINCON RD. MARICOPA, AZ 85139
PARCEL #'s:	501-45-0680
OCCUPANCY:	U
ZONING CLASSIFICATION:	SR (SUBURBAN RANCH)
ZONING JURISDICTION:	PINAL COUNTY
FLOOD ZONE:	X
GROUND ELEVATION:	±1,588.6 FT.
STRUCTURE TYPE:	MONO-ELM, FAUX BROADLEAF TREE
STRUCTURE HEIGHT:	115 FT. TOP OF BRANCHES (110 FT. POLE)
CONSTRUCTION AREA:	40' X 40' = 1,600 SF
LATITUDE (NAD 83):	32° 52' 15.36" N 32.870933° N
LONGITUDE:	112° 07' 56.05" W 112.132236° W

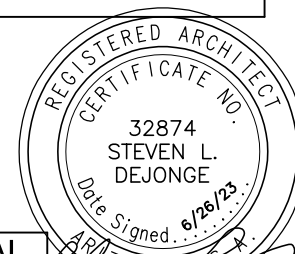
DIG ALERT:
CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING:
811

EMERGENCY:
CALL 911

JURISDICTIONAL APPROVAL

SUP CASE # SUP-019-23

EXPIRES 9-30-2025



verticalbridge

Clear Blue Services
3530 E. ATLANTA AVE.
PHOENIX, AZ 85040

6	CLIENT CHANGES	SLD	6/26/23
5	COUNTY COMMENTS	SLD	6/12/23
4	COUNTY COMMENTS	SLD	5/1/23
3	COUNTY COMMENTS	SLD	11/23/22
2	CLIENT RFDs CHANGES	SLD	6/27/22
1	CLIENT MW ADD	SLD	6/6/22
0	ZONING DRAWINGS	SLD	4/22/22

Drawn: SLD Date: 4/23/22
 Designed: SLD Date: 4/23/22
 Checked: TB Date: 4/23/22

Project Number: US-AZ-7050

Project Title: **COPPER SKY**
992 S. RINCON RD.
MARICOPA, AZ 85139
PINAL COUNTY

Engineer Stamp

THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.R.S. TITLE 41 AND TITLE 44. IT IS A VIOLATION FOR ANY PERSON, UNLESS UNDER THE DIRECT SUPERVISION OF THE REGISTRANT, TO MODIFY THIS DOCUMENT IN ANY WAY.

PRELIMINARY UNLESS SIGNED

Drawing Title: **TITLE SHEET**

Drawing Scale: AS NOTED

Date: 06/26/2023

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS.

Drawing Number: **T1**

SUP CASE #: SUP-019-23

ALTA/NSPS LAND TITLE SURVEY
 OF LEASED PREMISES, BEING A PORTION OF LOT 68 OF
 HIDDEN VALLEY ESTATES, PER BOOK 14 OF MAPS, PAGE 12
 RECORDS OF PINAL COUNTY, ARIZONA
 SITUATED IN A PORTION OF THE SW QUARTER OF
 SECTION 26, T.6.S, R.2.E
 OF THE GILA AND SALT RIVER BASE AND MERIDIAN
 PINAL COUNTY, ARIZONA
 SURVEY PERFORMED FOR THE BENEFIT OF VB BTS II, LLC

PARENT PARCEL LEGAL DESCRIPTION

THAT CERTAIN PROPERTY SITUATED IN PINAL COUNTY, STATE OF ARIZONA, AND DESCRIBED AS FOLLOWS:

LOT 68, OF HIDDEN VALLEY ESTATES UNIT 10, ACCORDING TO THE PLAN OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 14 OF MAPS, PAGE 12.

PARCEL ID NO.: 501-45-0680

THIS BEING THE SAME PROPERTY CONVEYED TO JASON LEE LUDINGTON FROM MARK FRANK FORSYTH III IN A QUIT CLAIM DEED DATED NOVEMBER 6, 2015 AND RECORDED NOVEMBER 6, 2016 AS INSTRUMENT NO. 2015-072243 IN PINAL COUNTY, ARIZONA.

ACCESS EASEMENT LEGAL DESCRIPTION

A PORTION OF LOT 68, OF HIDDEN VALLEY ESTATES UNIT 10, ACCORDING TO BOOK 14 OF MAPS, PAGE 12, PINAL COUNTY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ALUMINUM MARKING THE SOUTHWEST CORNER OF SECTION 26; THENCE NORTH 53°42'12" EAST A DISTANCE OF 912.60 FEET;
 THENCE NORTH 90°00'00" EAST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°00'00" WEST A DISTANCE OF 4.00 FEET;
 THENCE NORTH 90°00'00" EAST A DISTANCE OF 20.00 FEET;
 THENCE SOUTH 00°00'00" EAST A DISTANCE OF 10.00 FEET;
 THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 14.74', WITH A RADIUS OF 10.06', WITH A CHORD BEARING OF SOUTH 41°59'14" EAST, WITH A CHORD LENGTH OF 13.45';
 THENCE NORTH 90°00'00" EAST A DISTANCE OF 60.96 FEET;
 THENCE SOUTH 00°23'38" WEST A DISTANCE OF 24.00 FEET;
 THENCE NORTH 90°00'00" WEST A DISTANCE OF 89.79 FEET;
 THENCE NORTH 00°00'00" WEST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING

TOWER EASEMENT PREMISES LEGAL DESCRIPTION

A PORTION OF LOT 68, OF HIDDEN VALLEY ESTATES UNIT 10, ACCORDING TO BOOK 14 OF MAPS, PAGE 12, PINAL COUNTY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ALUMINUM MARKING THE SOUTHWEST CORNER OF SECTION 26; THENCE NORTH 53°42'12" EAST A DISTANCE OF 912.60 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" EAST A DISTANCE OF 40.00 FEET;
 THENCE SOUTH 00°00'00" EAST A DISTANCE OF 40.00 FEET;
 THENCE NORTH 90°00'00" WEST A DISTANCE OF 40.00 FEET;
 THENCE NORTH 00°00'00" WEST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

UTILITY NOTES

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

SURVEY DATE

04/11/22

BENCHMARK

ELEVATIONS WERE ESTABLISHED FROM PROCESSING GPS DATA WITH AND CONSTRAINING TO NGS "CORS" STATIONS AND APPLYING GEOID12b SEPARATIONS AND ARE AT NAVD88 DATUM

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA CENTRAL ZONE, DETERMINED BY GPS OBSERVATIONS.

SURVEYOR'S NOTES

SURVEY PREPARED FOR VB BTS II, LLC REFERENCE IS MADE TO THE TITLE REPORT ORDER #VTB-137086-C, ISSUED BY TOWER AGENCY, LLC, DATED 7/19/22.

ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED EXCEPT FOR ROOFTOPS. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

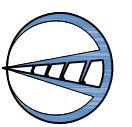
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ACCESS AND UTILITY EASEMENT RUNS TO THE SOUTH RINCON ROAD RIGHT OF WAY LINE, A PUBLIC RIGHT OF WAY. AT THE TIME OF THE SURVEY, NO ENCROACHMENTS WERE DISCOVERED THAT AFFECTED THE VB TOWER PREMISES OR EASEMENT AREAS.

VB TOWER PREMISES AND VB EASEMENT LIE ENTIRELY WITHIN THE PARENT PARCEL.



Clear Blue Services
 484 S. 38TH ST.
 PHOENIX, AZ 85040 602-428-9500



No.	Submittal / Revision	App'd	Date
A	SUBMITTAL	-	9/30/22

Drawn: JC Date: 05/03/22
 Designed: JC Date: 05/03/22
 Checked: JC Date: 05/03/22

Project Number
 US-AZ-7050

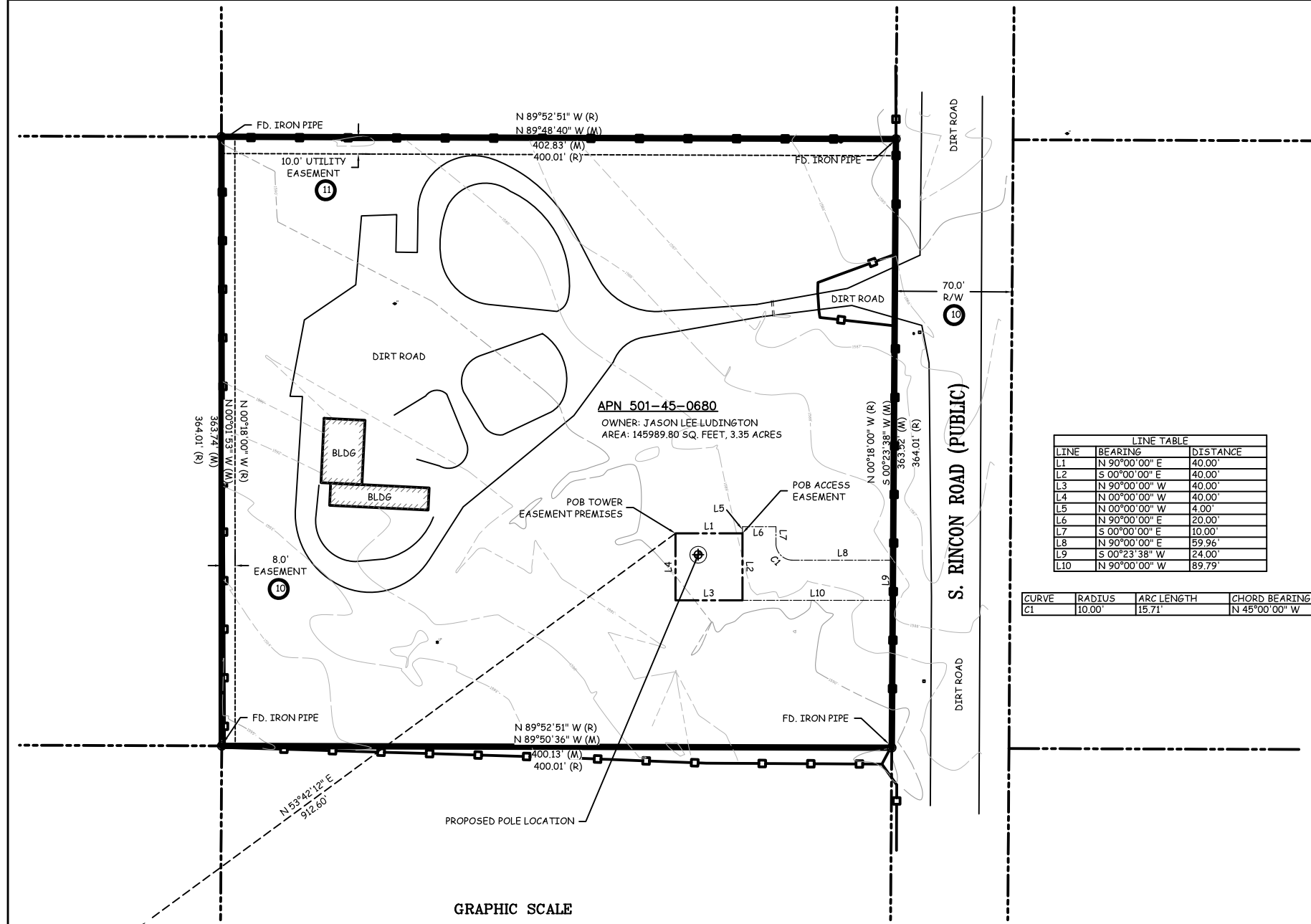
Project Title
 PH68112
 COPPER SKY
 992. S RINCON ROAD
 MARICOPA, AZ 85139
 PINAL COUNTY

Surveyor Stamp

Drawing Title
 SITE SURVEY

Drawing Scale:
 AS NOTED
 Date:
 06/14/23
 LS

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS
 Drawing Number
 LS-1



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	40.00'
L2	S 00°00'00" E	40.00'
L3	N 90°00'00" W	40.00'
L4	N 00°00'00" W	40.00'
L5	N 00°00'00" W	4.00'
L6	N 90°00'00" E	20.00'
L7	S 00°00'00" E	10.00'
L8	N 90°00'00" E	59.96'
L9	S 00°23'38" W	24.00'
L10	N 90°00'00" W	89.79'

CURVE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	10.00'	15.71'	N 45°00'00" W	90°00'00"



SCHEDULE B EXCEPTIONS:
 TITLE REPORT ORDER #VTB-137086-C, ISSUED BY TOWER AGENCY, LLC, DATED 7/19/22.

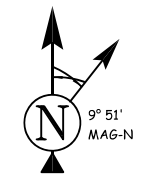
- EXCEPTIONS 1 - 9 ARE GENERAL AND THEREFORE NOT PLOTTED
- ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "HIDDEN VALLEY ESTATES UNIT 10" DATED MARCH 27, 1968 AND RECORDED MARCH 27, 1968 IN (BOOK) 14 (PAGE) 12, (INSTRUMENT) 360221 IN PINAL COUNTY, ARIZONA. (PLOTTED, EXCEPTION IS LOCATED WITHIN THE PARENT PARCEL, BUT IS NOT LOCATED WITHIN THE LEASE AREA OR EASEMENTS)
 - UTILITY EASEMENT BETWEEN CLIFFORD H. WALKER, AND ARIZONA PUBLIC SERVICE COMPANY, DATED MAY 19, 1997 AND RECORDED JUNE 16, 1997 IN (INSTRUMENT) 1997-020845, IN PINAL COUNTY, ARIZONA. (PLOTTED, EXCEPTION IS LOCATED WITHIN THE PARENT PARCEL, BUT IS NOT LOCATED WITHIN THE LEASE AREA OR EASEMENTS)
- # SCHEDULE B EXCEPTION NUMBER PER TITLE REPORT

FLOOD INFORMATION

COMMUNITY NUMBER	PANEL #	SUFFIX	PANEL DATE	FIRM ZONE
040077	1125	E	12/04/2007	X

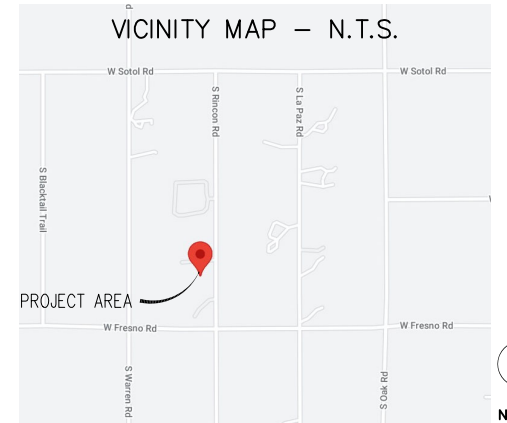
CENTER OF PROPOSED TOWER
 LATITUDE 32° 52' 15.43" NORTH
 LONGITUDE 112° 07' 56.12" WEST
 ELEVATION 1588.6' (NAVD88)

1-A ACCURACY CERTIFICATION
 THE HORIZONTAL ACCURACY OF THE LATITUDE AND LONGITUDE AT THE CENTER OF EACH SECTOR FALLS WITHIN FIFTEEN (15) FEET. THE ELEVATIONS (NAVD88) OF THE GROUND AND FIXTURES FALL WITHIN THREE (3) FEET.



LEGEND

POT	POINT OF BEGINNING	SPOT ELEVATION	
POT	POINT OF TERMINUS	POSITION OF GEODETIC COORDINATES	
PUE	PUBLIC UTILITY EASEMENT	WATER CONTROL VALVE	
ROW	RIGHT OF WAY	FIRE HYDRANT	
DW	DRIVEWAY	POWER POLE	
SW	SIDEWALK	LIGHT POLE	
BCHH	BRASS CAP IN HANDHOLE	SEWER MANHOLE	
BCFL	BRASS CAP FLUSH	FOUND AS NOTED	
PCR	PINAL COUNTY RECORDS	M	MEASURED
R	RECORDED		
---	OVERHEAD ELECTRIC	---	PROPERTY LINE
---		---	CHAIN LINK FENCE



I hereby certify to: Vertical Bridge REIT, LLC, a Delaware limited liability company, its subsidiaries, and their respective successors and/or assigns; and (ii) Toronto Dominion (Texas) LLC, as Administrative Agent, for itself and on behalf of the lenders parties from time to time to that certain Second Amended and Restated Loan Agreement dated June 17, 2016 with Vertical Bridge Holdco, LLC, as borrower, and Vertical Bridge Holdco Parent, LLC, as parent, as may be amended, restated, modified or renewed, their successors and assigns as their interests may appear; and Tower Agency, LLC

SIGNED: *[Signature]* Date: 7/13/23
 JEFF R. COOK, AZ Reg. No. 28719
 My License renewal date is March 31, 2025



EXPIRES: 3/31/2025

Western Geomatics Services
 2925 E Riggs Rd Suite 8-191
 Chandler, AZ 85249
 (480) 656-7912 office
 (480) 219-5195 fax

GENERAL SITE NOTES

SIGNS

1. INSTALL ADDRESS PLACARD NEAR ENTRANCE GATE OF EQUIPMENT AREA (OR FACING STREET OF ASSOCIATED ADDRESS).

LIGHTING

- ADDITIONAL LIGHTING WILL BE INSTALLED IF REQUIRED BY MUNICIPALITY FOR SECURITY PURPOSES.
- ALL LIGHTING IS TO BE INSTALLED NO HIGHER THAN 8'-0", (UNLESS REQUIRED OTHERWISE BY INDIVIDUAL MUNICIPALITY).
- ALL LIGHTING WILL BE LED AND THAT OF "FULL CUT OFF LENSES".

COMPLIANCE

- ADA COMPLIANCE: FACILITY IS NOT STAFFED AND NOT NORMALLY OCCUPIED.
- CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION.
- THE ANTENNAS SHALL NOT INTERFERE WITH ANY EXISTING COMMUNICATION SITES.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- ALL ITEMS ON THIS DRAWING ARE EXISTING UNLESS OTHERWISE NOTED.

NOTES

- SITE PLAN RENDERING DERIVED FROM DETAILS PROVIDED FROM SURVEY BY WGS & SITE AERIAL.
- REFER TO CARRIER SPECIFICATIONS FOR ADDITIONAL CARRIER INFORMATION/DETAILS.
- G.C. TO VERIFY EXISTING FIELD CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION
- G.C. TO BRING ALL EXISTING AND NEW EQUIPMENT INTO COMPLIANCE WITH GOVERNING CODES.
- G.C. TO COLORCODE ALL NEW CABLE/COAX TO CURRENT CARRIER STANDARDS.

POLE SETBACKS TO PROPERTY LINES

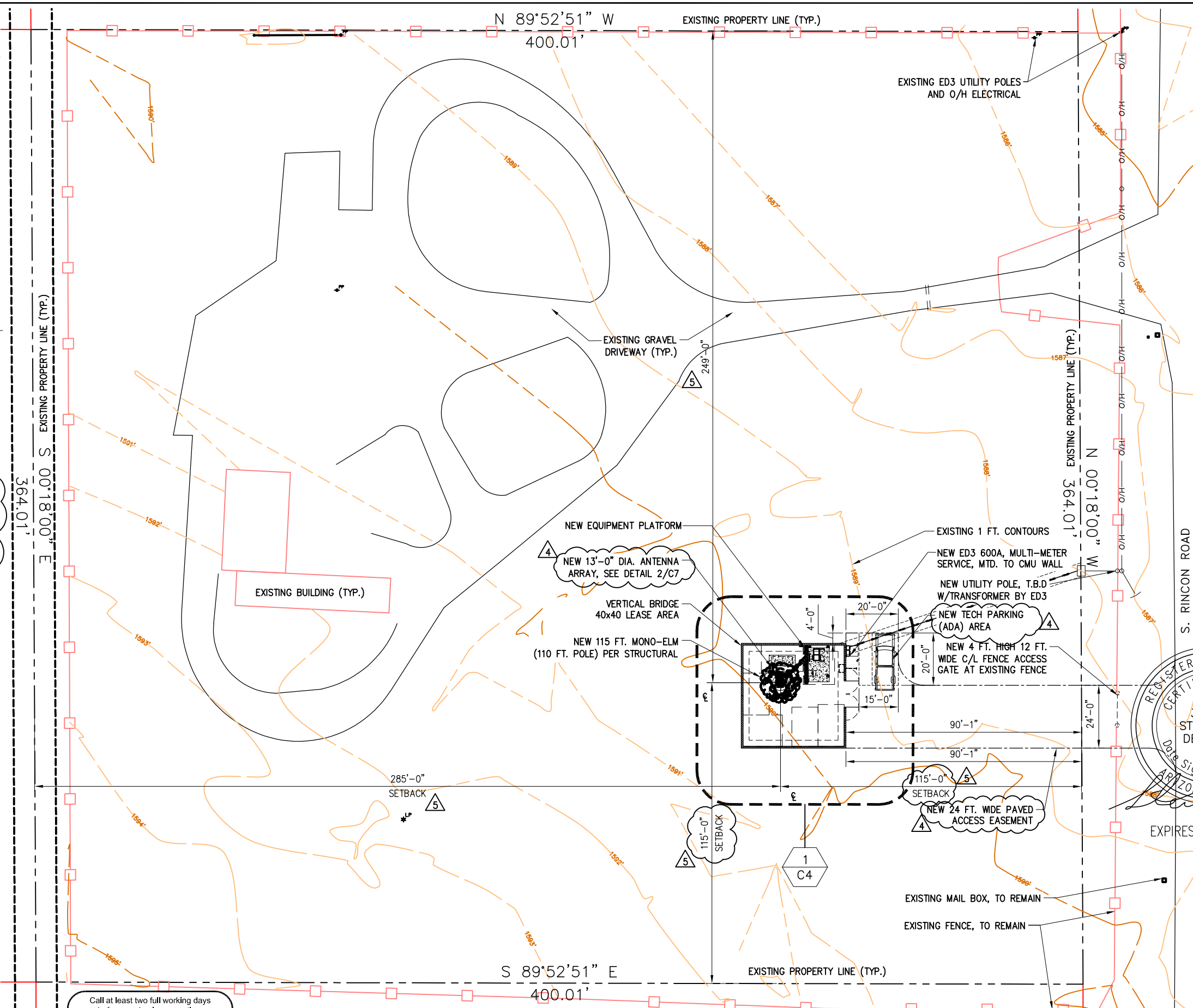
MINIMUM SETBACK REQUIRED = 115 FT.

NORTH 249'-0"±
 SOUTH 115'-0"±
 WEST 285'-0"±
 EAST 115'-0"±

* SETBACKS ARE ESTIMATED FROM THE ASSESSORS MAPS, GIS INFORMATION & SURVEY BY: WGS, DATED 4/20/2022

LEGEND

- (P) PROPOSED
- (E) EXISTING
- (F) FUTURE
- FIRE HYDRANT
- POB POINT OF BEGINNING
- ROW RIGHT OF WAY
- WM WATER METER
- SVLT SEWER VAULT
- EVLT ELECTRIC VAULT
- EP ELECTRIC PANEL
- A.C.E. ACCESS CONTROL EASEMENT
- PROPERTY LINE
- OHE — OVERHEAD ELECTRIC
- S — BLUESTAKED SEWER LINE
- SPOT ELEVATION
- POSITION OF GEODETIC COORDINATES
- GV GAS VALVE
- POWER POLE
- SANITARY SEWER MANHOLE
- FOUND AS NOTED
- W — BLUESTAKED WATER LINE
- E — BLUESTAKED ELECTRIC LINE



Call at least two full working days before you begin excavation.

ARIZONA 811
 Arizona Blue Stake, Inc.
 Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
 In Maricopa County: (602) 263-1100

INFORMATION SHOWN BASED ON A FIELD SURVEY BY WGS DATED 04/20/22.



1 OVERALL SITE PLAN
 SCALE: 1" = 40' (11x17)
 SCALE: 1" = 20' (22x34)

FULL SCALE 1" = 20'
 (22x34 SHEET ONLY)
 20 0 20 40
 HALF SCALE 1" = 40'
 (11x17 SHEET ONLY)

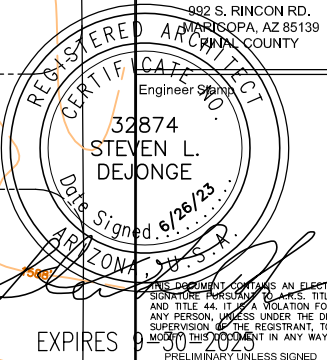


Clear Blue Services
 1335 E. ATLANTA AVE.
 PHOENIX, AZ 85044 602-464-9900



6	CLIENT CHANGES	SLD	6/26/23
5	COUNTY COMMENTS	SLD	6/12/23
4	COUNTY COMMENTS	SLD	5/1/23
3	COUNTY COMMENTS	SLD	11/23/22
2	CLIENT RFDS CHANGES	SLD	6/27/22
1	CLIENT MW ADD	SLD	6/6/22
0	ZONING DRAWINGS	SLD	4/22/22
No.	Submittal / Revision	App'd	Date
Drawn:	SLD	Date:	4/22/22
Designed:	SLD	Date:	4/22/22
Checked:	TB	Date:	4/22/22

Project Number US-AZ-7050
 Project Title
COPPER SKY
 992 S. RINCON RD.
 PHOENIX, AZ 85139
 MARICOPA COUNTY



Engineer Stamp
 32874
 STEVEN L. DEJONGE
 APR 20 2023
 PRELIMINARY UNLESS SIGNED

Drawing Title
OVERALL SITE PLAN

Drawing Scale:
 AS NOTED
ZD
 Date:
 06/26/2023

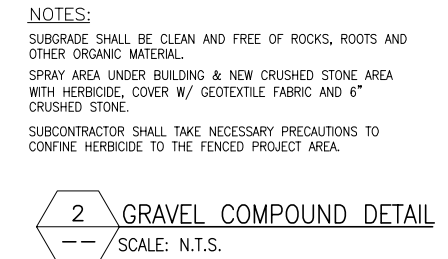
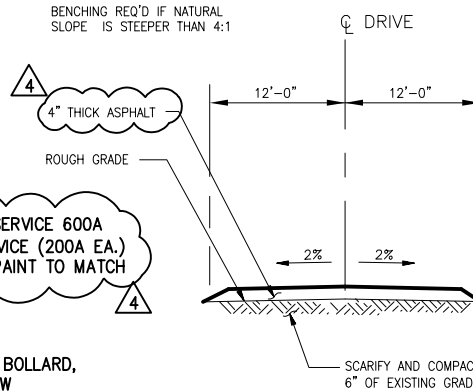
UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS.
 Drawing Number
C3

SUP CASE #: SUP-01923

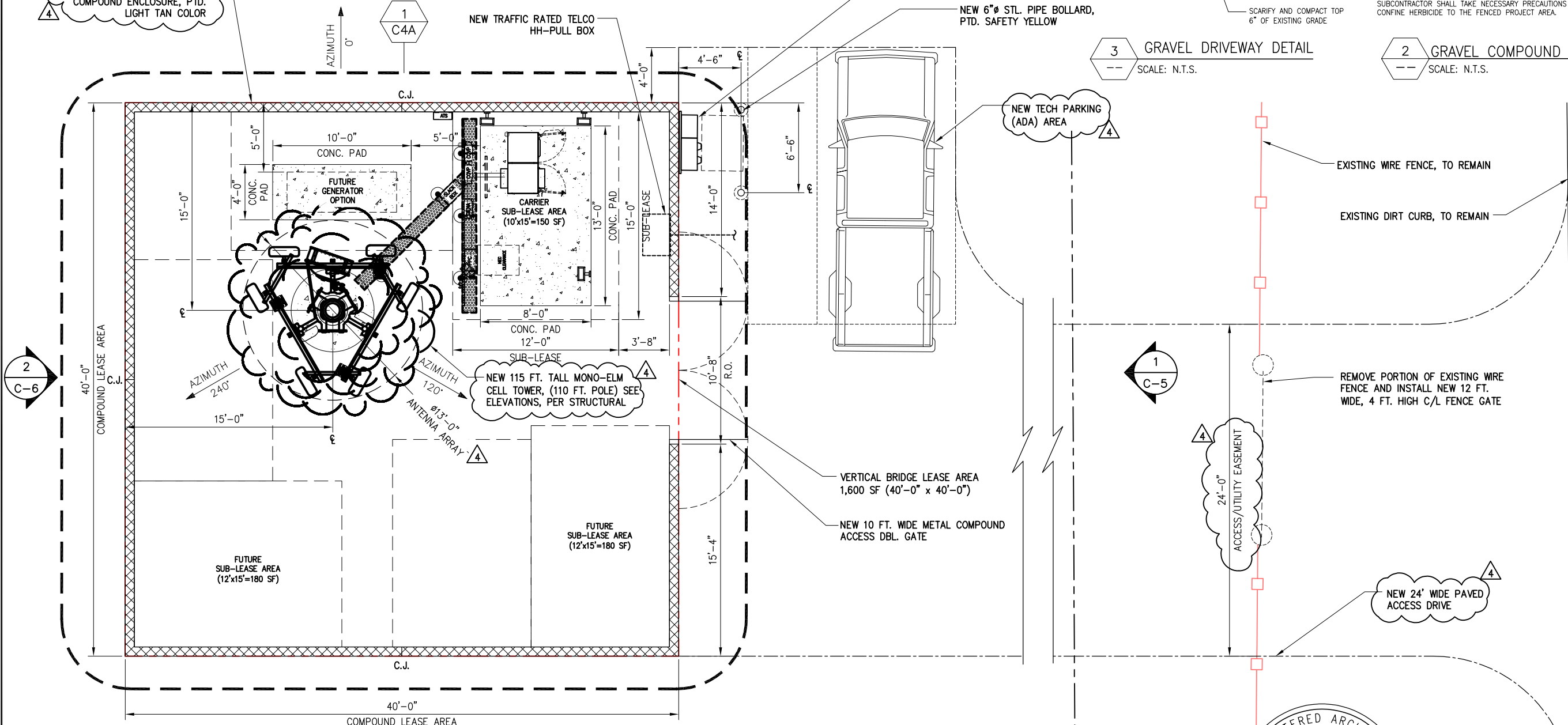
- PINAL COUNTY NOTES:**
1. WHEN THE OPERATION OF THE WIRELESS COMMUNICATIONS FACILITY IS DISCONTINUED FOR A PERIOD OF SIX (6) MONTHS OR A SPECIAL USE PERMIT EXPIRES, THE FACILITIES SHALL BE REMOVED AND THE SITE RESTORE TO ITS NATURAL STATE AND TOPOGRAPHY AND VEGETATED CONSISTENT WITH THE NATURAL SURROUNDINGS AT THE EXPENSE OF THE OWNER OF THE FACILITY.
 2. SIGNS, NO ADVERTISING IS PERMITTED ANYWHERE UPON OR ATTACHED TO THE FACILITIES. SIGNAGE IS LIMITED TO SMALL NON-ILLUMINATED WARNING AND IDENTIFICATION SIGNS.
 3. LONG TERM VEHICLE STORAGE AND OTHER OUTDOOR STORAGE ARE PROHIBITED.

- NOTES:**
1. CONTRACTOR TO COORDINATE & PROVIDE PRIVATE LOCATING SERVICE PRIOR TO CONSTRUCTION.
 2. REFERENCE MANUFACTURERS TOWER DRAWINGS ON INSTALLATION.
 3. ALL COAXIAL CABLING TO BE RUN INSIDE POLE.

- NOTE:**
1. ALL LIGHTING TO BE LED FULL CUT-OFF LENS.
 2. ALL LIGHTING TO COMPLY PINAL COUNTY CODE SEC 2.205.050(E)



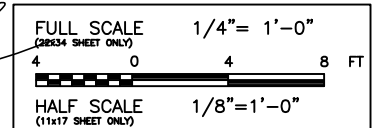
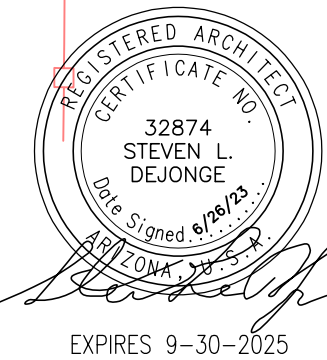
NEW 8 FT. HIGH CMU EQUIPMENT COMPOUND ENCLOSURE, PTD. LIGHT TAN COLOR



(E) RAW LAND-DESERT



1 COMPOUND PLAN
SCALE: 1/8" = 1'-0" (11x17)
SCALE: 1/4" = 1'-0" (22x34)



verticalbridge

Clear Blue Services
5350 E. ATLANTA AVE.
PHOENIX, AZ 85044-6900

6	CLIENT CHANGES	SLD	6/26/23
5	COUNTY COMMENTS	SLD	6/12/23
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3	COUNTY COMMENTS	SLD	11/23/22
2	CLIENT RFD'S CHANGES	SLD	6/27/22
1	CLIENT MW ADD	SLD	6/6/22
0	ZONING DRAWINGS	SLD	4/22/22

Drawn: SLD Date: 4/22/22
Designed: SLD Date: 4/22/22
Checked: TB Date: 4/22/22

Project Number: US-AZ-7050

Project Title:
COPPER SKY
992 S. RINCON RD.
MARI COPA, AZ 85139
PINAL COUNTY

Engineer Stamp

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PRELIMINARY UNLESS SIGNED

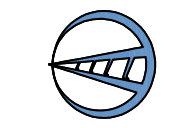
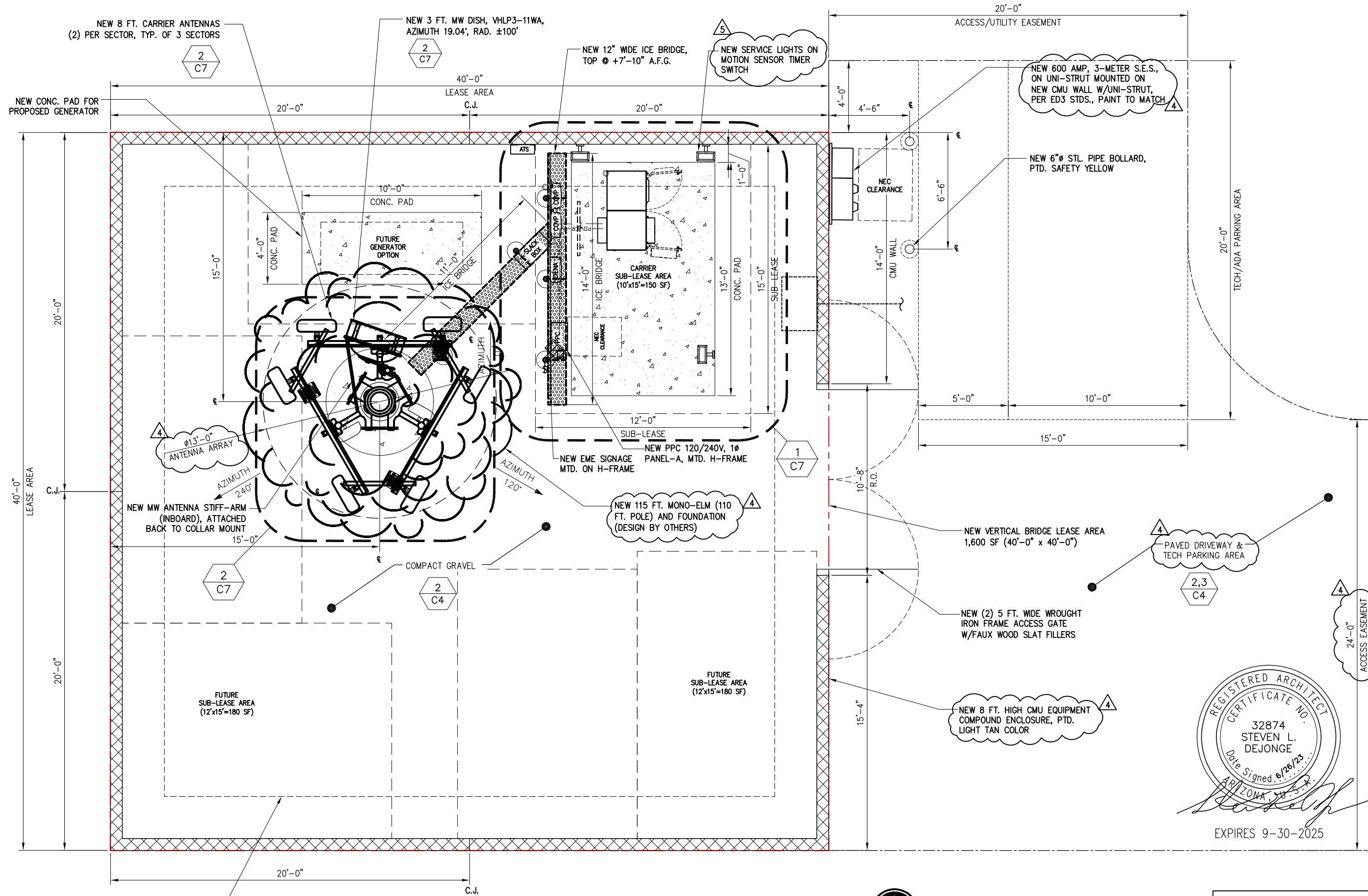
Drawing Title:
COMPOUND SITE PLAN

Drawing Scale:
AS NOTED **ZD**
Date: 06/26/2023

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Drawing Number:
C4

SUP CASE #: SUP-019-23



No.	Submittal / Revision	App'd	Date
6	CLIENT CHANGES	SLD	6/26/23
5	COUNTY COMMENTS	SLD	6/12/23
4	COUNTY COMMENTS	SLD	5/1/23
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1	CLIENT MW ADD	SLD	6/6/22
0	ZONING DRAWINGS	SLD	4/22/22

Drawn: SLD Date: 4/22/22
Designed: SLD Date: 4/22/22
Checked: TB Date: 4/22/22

Project Number: US-AZ-7050

Project Title: COPPER SKY
992 S. RINCON RD.
MARICOPA, AZ 85139
PINAL COUNTY

Engineer Stamp

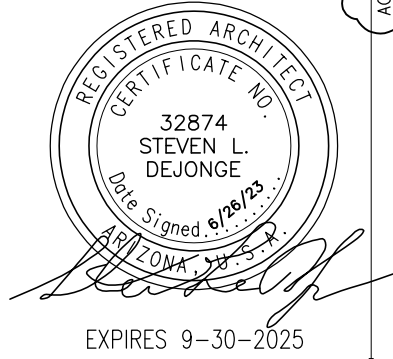
THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.R.S. TITLE 41 AND TITLE 44. IT IS A VIOLATION FOR ANY PERSON, UNLESS UNDER THE DIRECT SUPERVISION OF THE REGISTRANT, TO MODIFY THIS DOCUMENT IN ANY WAY.
PRELIMINARY UNLESS SIGNED

Drawing Title: ENLARGED COMPOUND PLAN

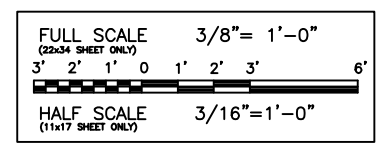
Drawing Scale: AS NOTED
Date: 06/26/2023

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS
Drawing Number

C4A



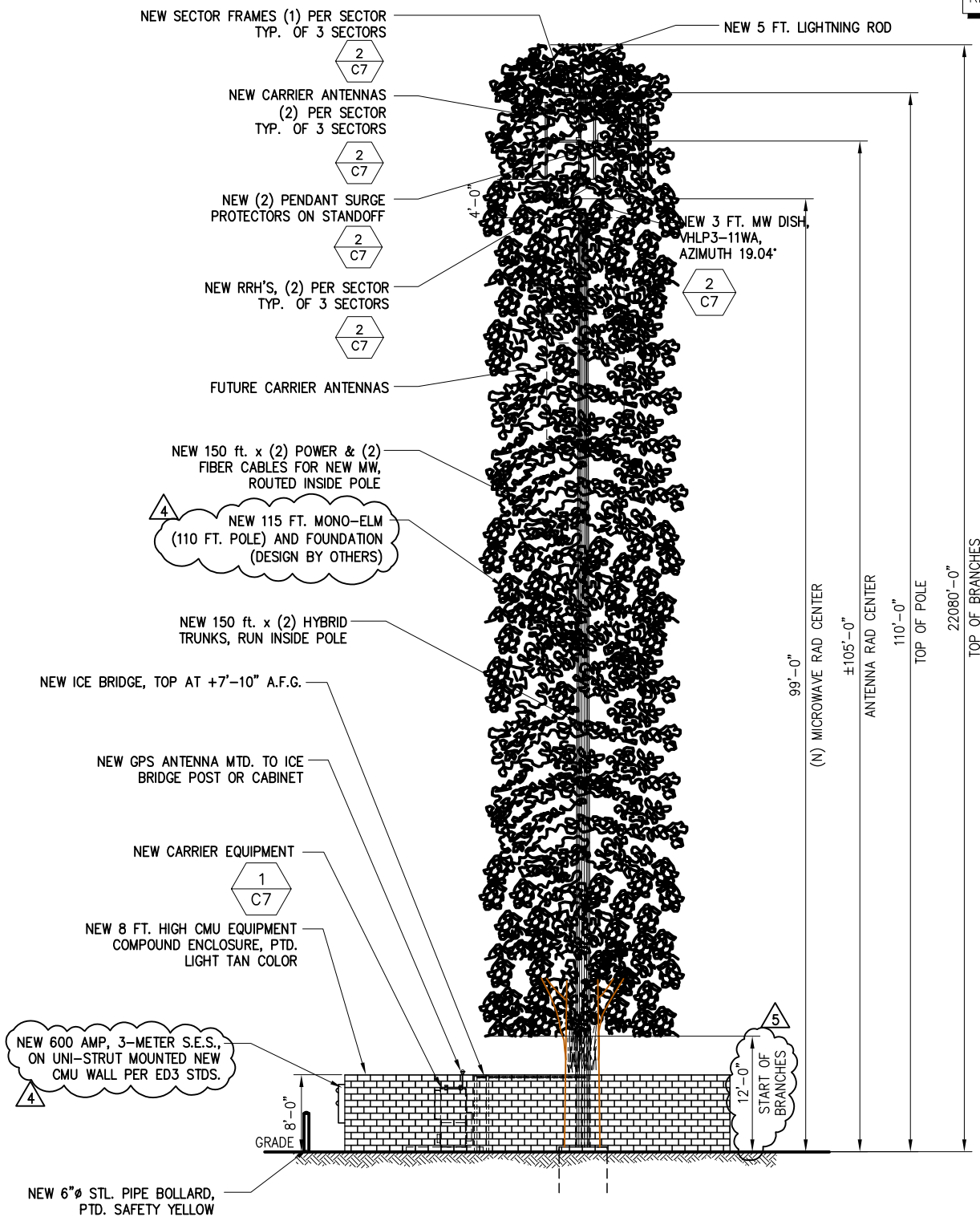
1 ENLARGED COMPOUND PLAN
SCALE: 3/16" = 1'-0" (11x17)
SCALE: 3/8" = 1'-0" (22x34)



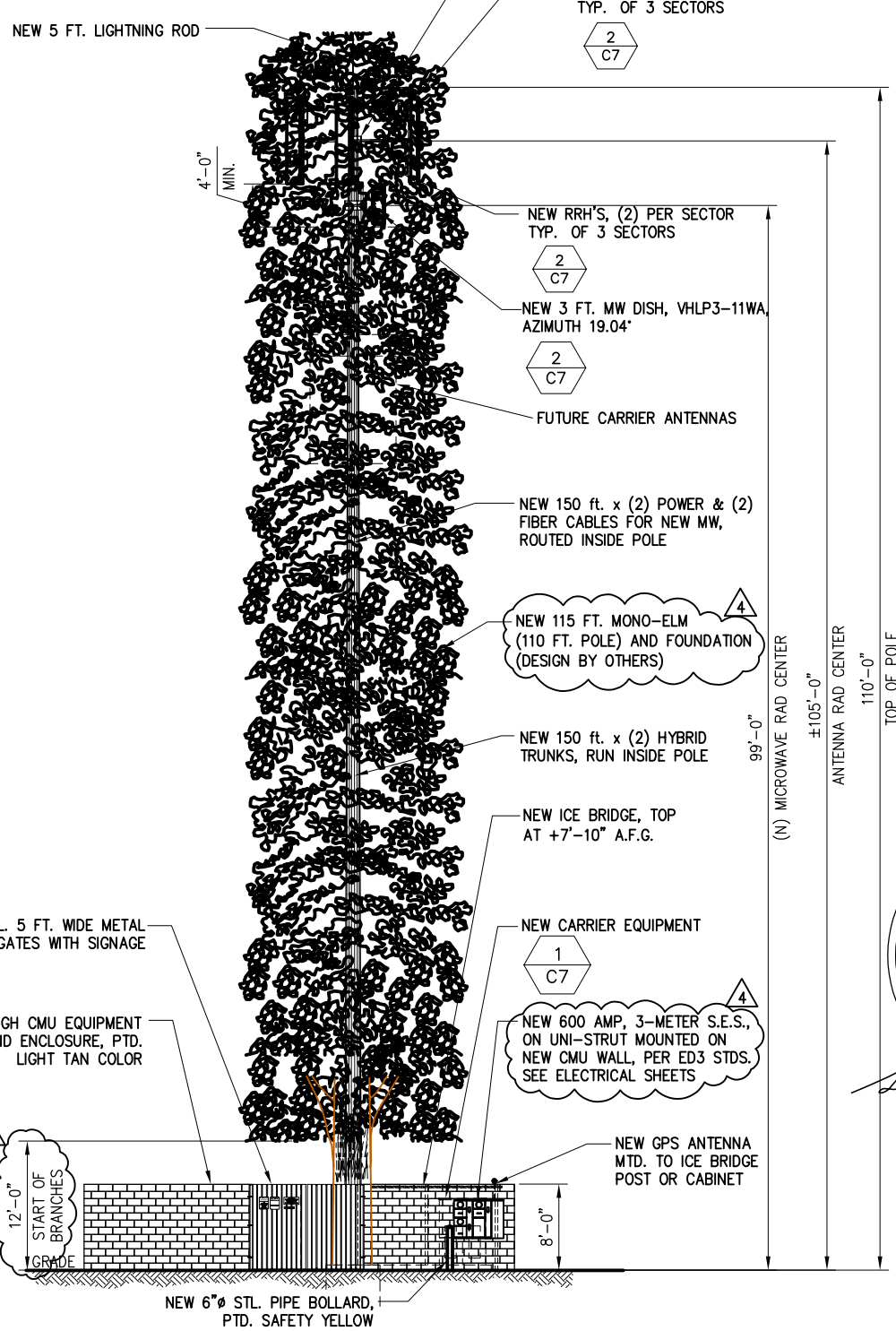
SUP CASE #: SUP-019-23

NOTES:
 1. CONTRACTOR TO COORDINATE & PROVIDE PRIVATE LOCATING SERVICE PRIOR TO CONSTRUCTION.
 2. ALL CABLING TO RUN INSIDE POLE

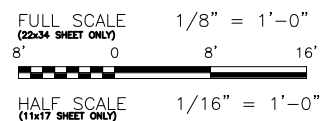
NOTE:
 STRUCTURAL ANALYSIS REQUIRED



2 NORTH ELEVATION
 SCALE: 1/16" = 1'-0" (11x17)
 SCALE: 1/8" = 1'-0" (22x34)



1 EAST ELEVATION
 SCALE: 1/16" = 1'-0" (11x17)
 SCALE: 1/8" = 1'-0" (22x34)

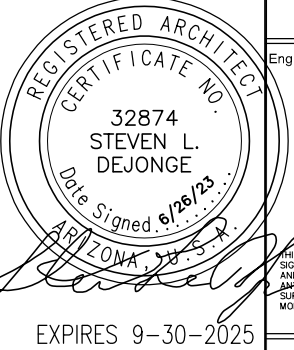


Clear Blue Services
 1000 E ATLANTA AVE
 PHOENIX, AZ 85049



6	CLIENT CHANGES	SLD	6/26/23
5	COUNTY COMMENTS	SLD	6/12/23
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3	COUNTY COMMENTS	SLD	11/23/22
2	CLIENT RFDS CHANGES	SLD	6/27/22
1	CLIENT MW ADD	SLD	6/6/22
0	ZONING DRAWINGS	SLD	4/22/22
No.	Submital / Revision	App'd	Date
Drawn:	SLD	Date:	4/22/22
Designed:	SLD	Date:	4/22/22
Checked:	TB	Date:	4/22/22

Project Number: US-AZ-7050
 Project Title: COPPER SKY
 992 S. RINCON RD.
 MARICOPA, AZ 85139
 PINAL COUNTY



Engineer Stamp
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Drawing Title: TOWER ELEVATION

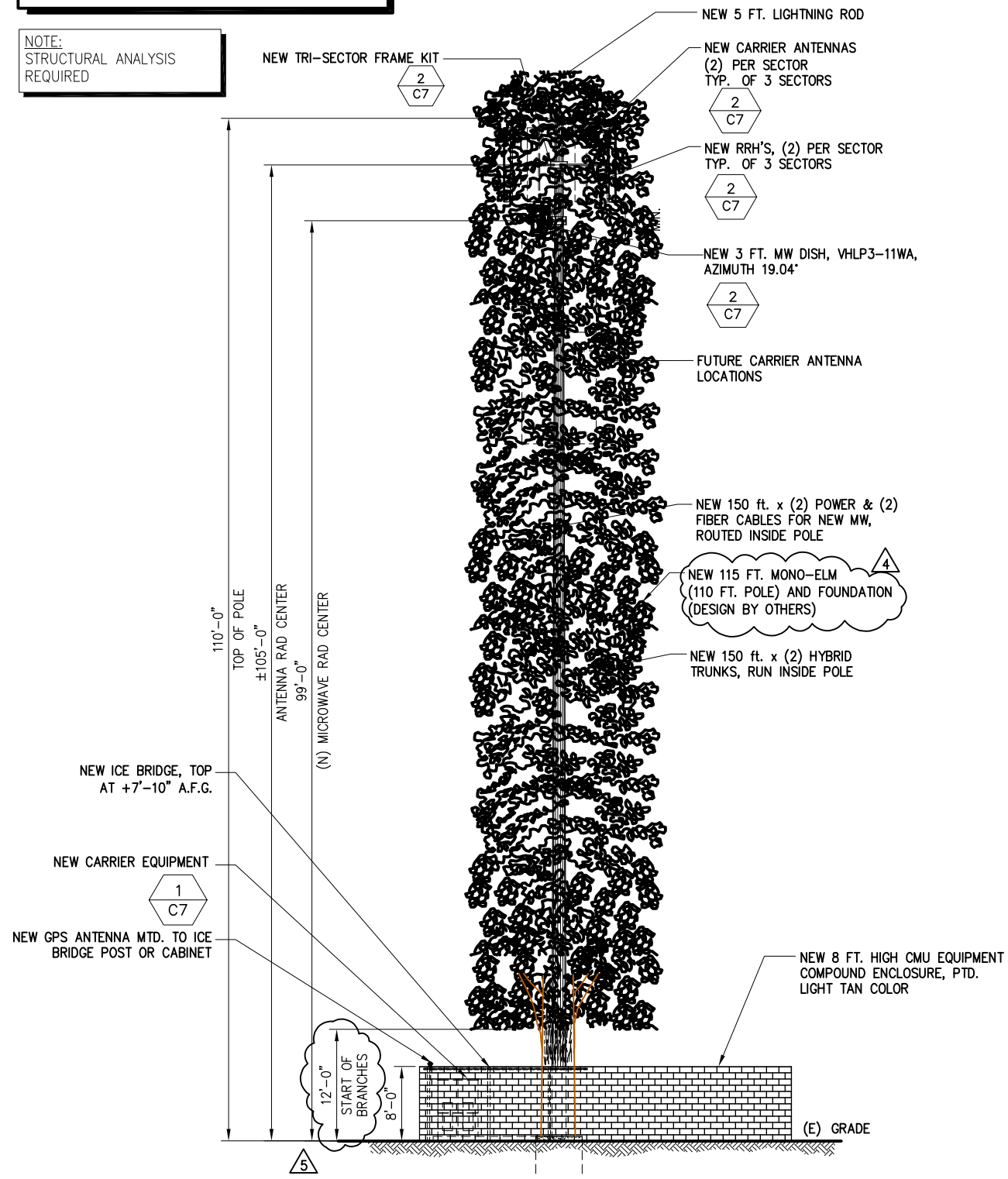
Drawing Scale: AS NOTED
 Date: 06/26/2023
 ZD

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS.
 Drawing Number: C5

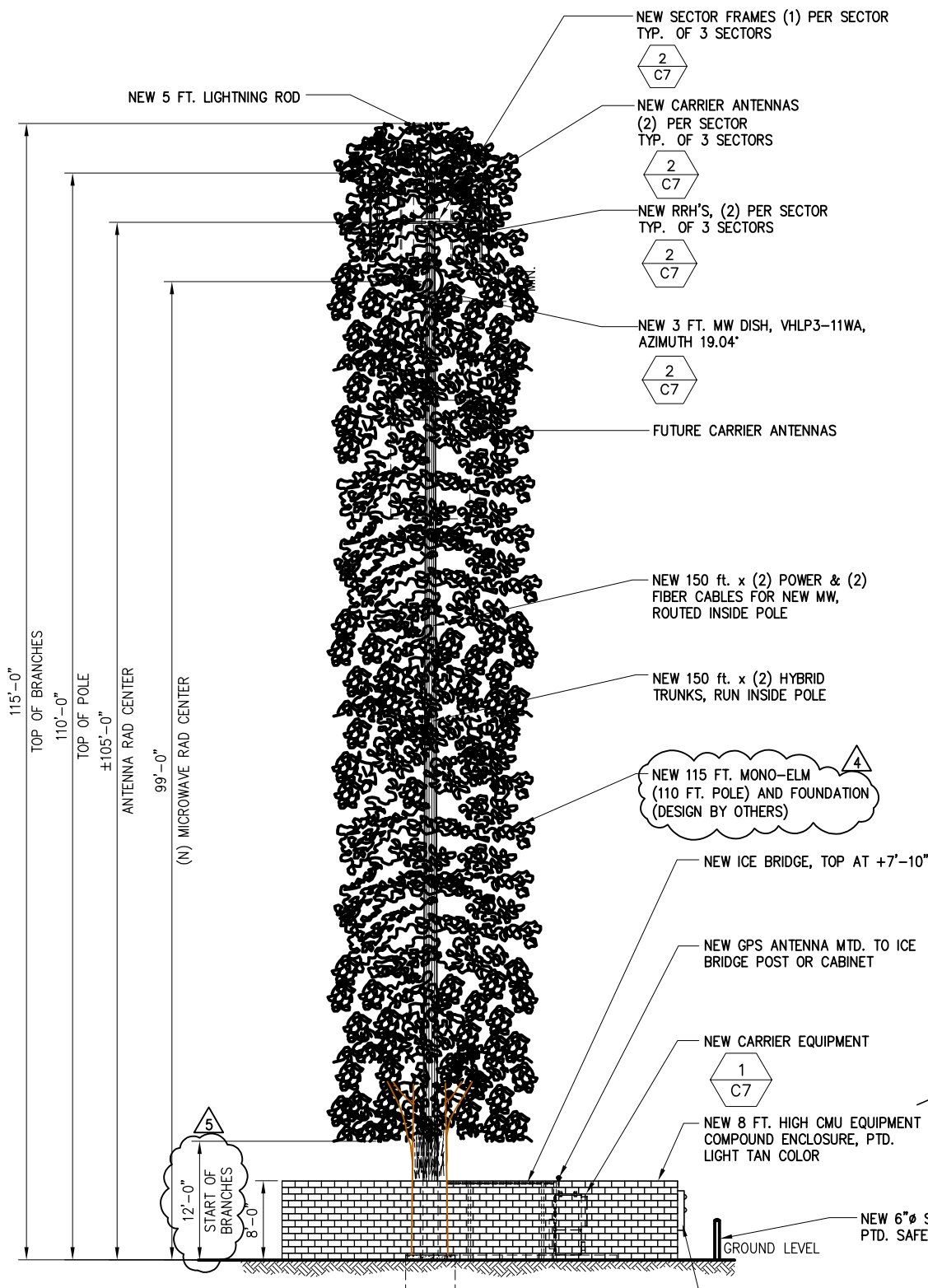
SUP CASE #: SUP-019-23

NOTES:
 1. CONTRACTOR TO COORDINATE & PROVIDE PRIVATE LOCATING SERVICE PRIOR TO CONSTRUCTION.
 2. ALL CABLING TO RUN INSIDE POLE

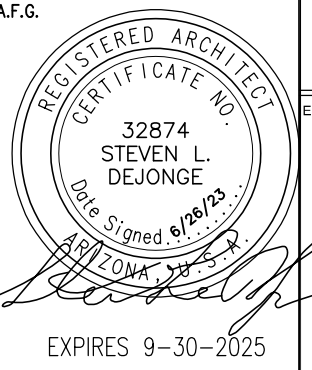
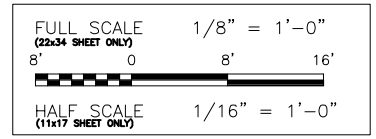
NOTE:
 STRUCTURAL ANALYSIS REQUIRED



2 WEST ELEVATION
 SCALE: 1/16" = 1'-0" (11x17)
 SCALE: 1/8" = 1'-0" (22x34)



1 SOUTH ELEVATION
 SCALE: 1/16" = 1'-0" (11x17)
 SCALE: 1/8" = 1'-0" (22x34)



verticalbridge

Clear Blue Services
 1550 E. ATLANTA AVE.
 PHOENIX, AZ 85049
 (602) 496-4900

6	CLIENT CHANGES	SLD	6/26/23
5	COUNTY COMMENTS	SLD	6/12/23
4	COUNTY COMMENTS	SLD	5/1/23
3	COUNTY COMMENTS	SLD	11/23/22
2	CLIENT RFD'S CHANGES	SLD	6/27/22
1	CLIENT MW ADD	SLD	6/6/22
0	ZONING DRAWINGS	SLD	4/22/22
No.	Submitted / Revision	App'd	Date

Drawn: SLD Date: 4/22/22
 Designed: SLD Date: 4/22/22
 Checked: TB Date: 4/22/22

Project Number: US-AZ-7050

Project Title: COPPER SKY
 992 S. RINCON RD.
 MARICOPA, AZ 85139
 PINAL COUNTY

Engineer Stamp

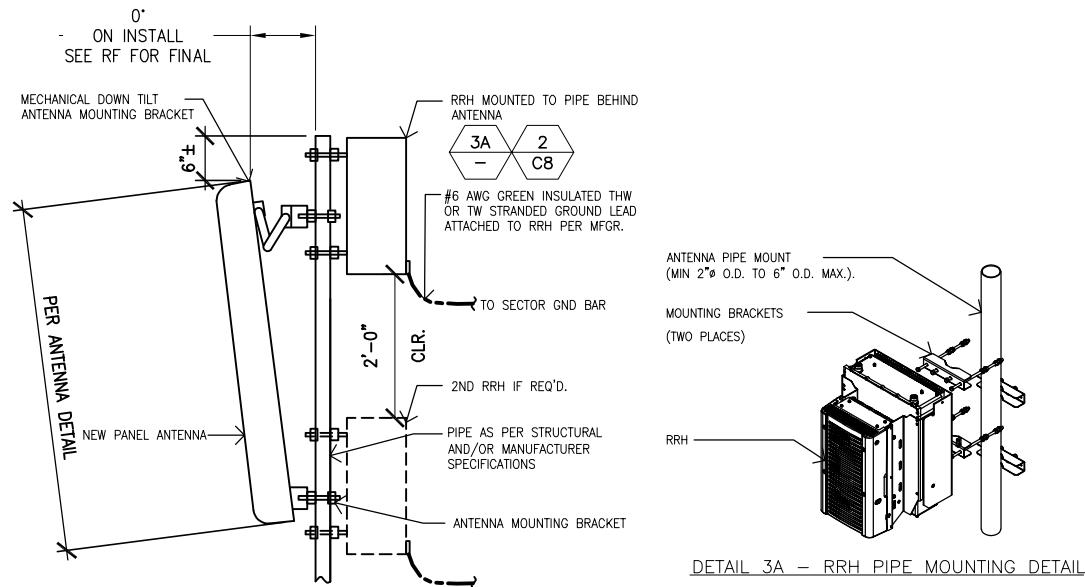
Drawing Title: TOWER ELEVATION

Drawing Scale: AS NOTED **ZD**
 Date: 06/26/2023

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

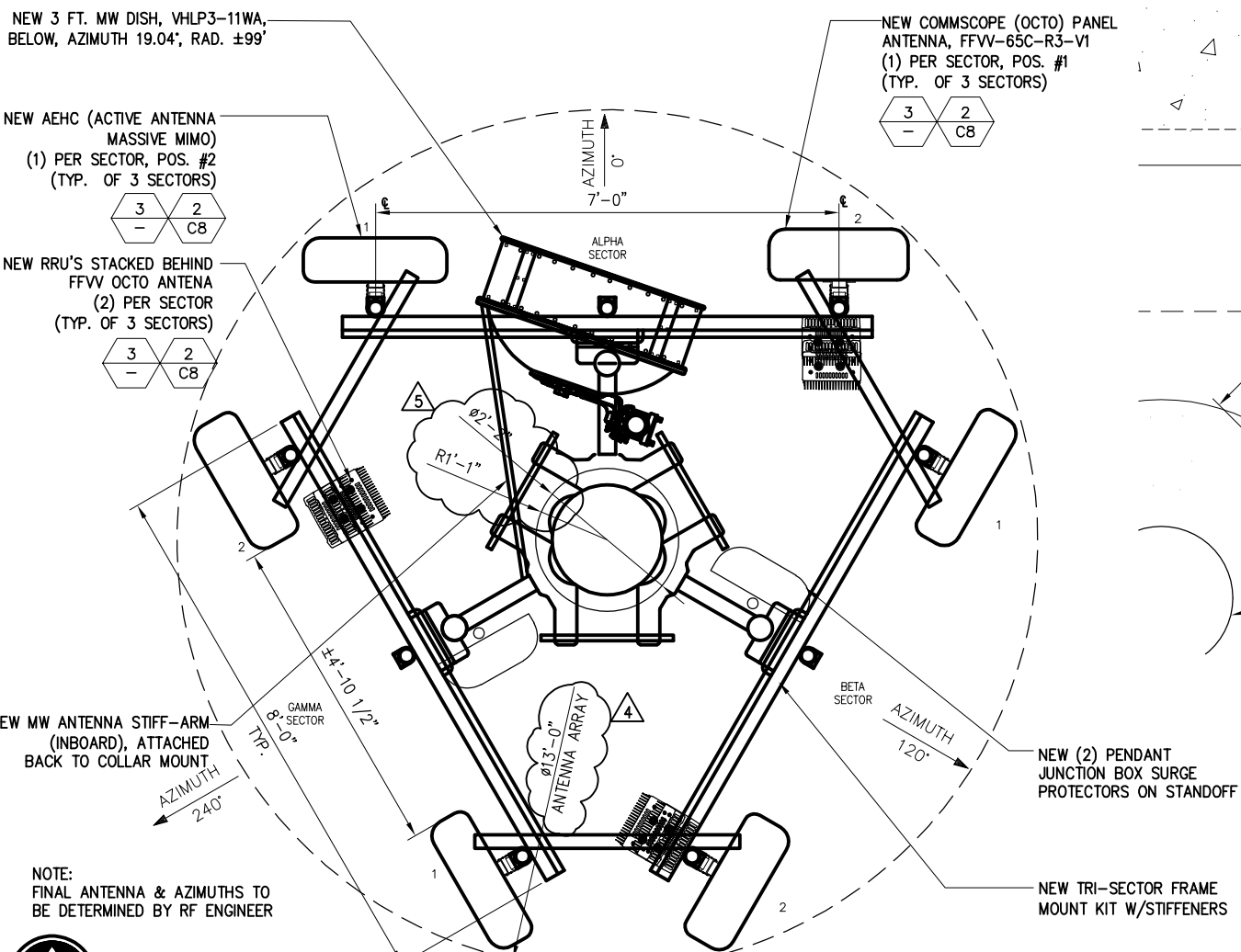
Drawing Number: **C6**

SUP CASE #: SUP-019-23

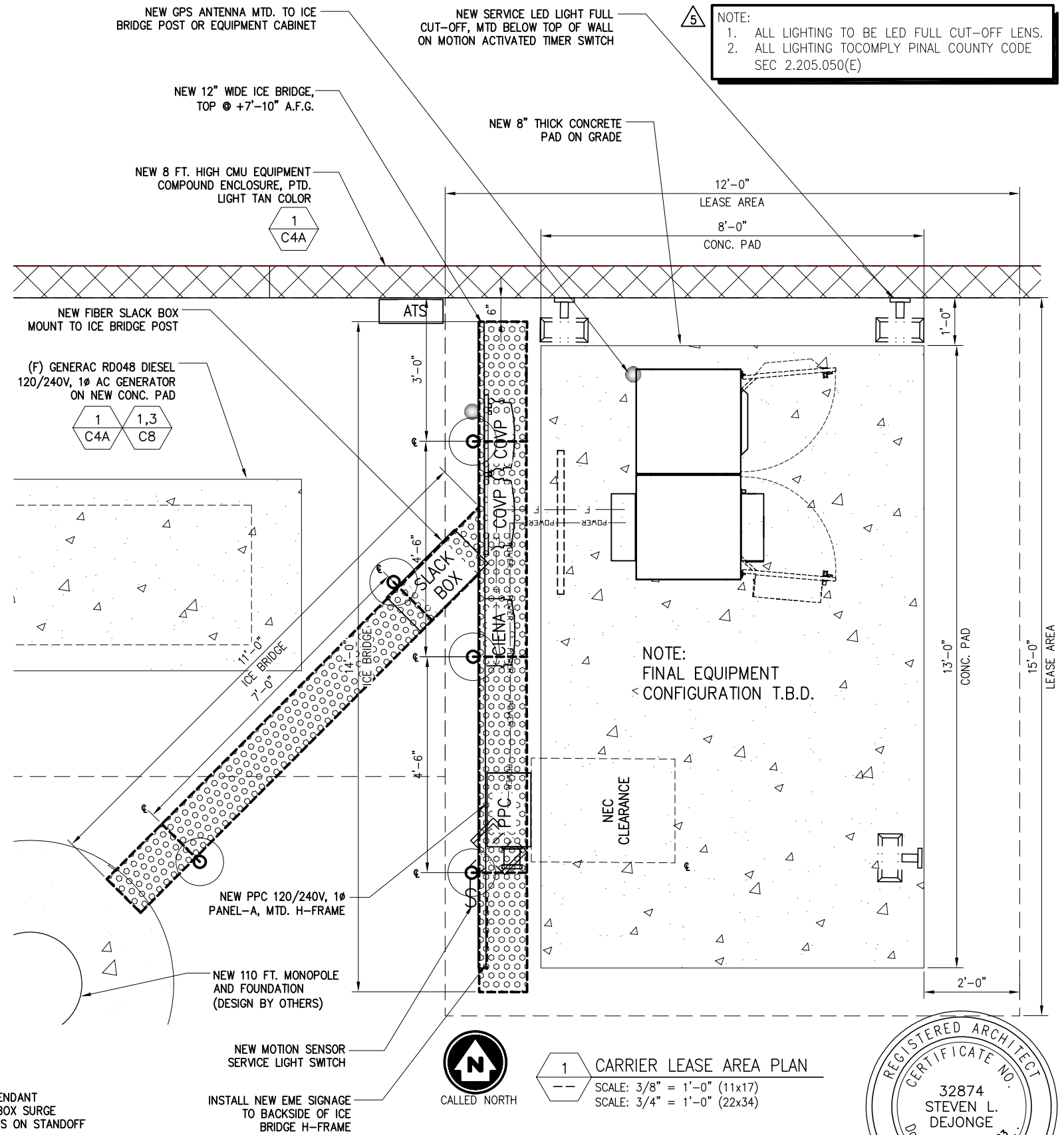


DETAIL 3A - RRH PIPE MOUNTING DETAIL

3 TYPICAL ANTENNA & RRH MOUNTING DETAIL
SCALE: N.T.S.



2 ANTENNA PLAN
SCALE: 3/8" = 1'-0" (11x17)
SCALE: 3/4" = 1'-0" (22x34)



1 CARRIER LEASE AREA PLAN
SCALE: 3/8" = 1'-0" (11x17)
SCALE: 3/4" = 1'-0" (22x34)

NOTE:
1. ALL LIGHTING TO BE LED FULL CUT-OFF LENS.
2. ALL LIGHTING TO COMPLY PINAL COUNTY CODE SEC 2.205.050(E)



verticalbridge

Clear Blue Services
992 S. RINCON RD. MARICOPA, AZ 85139
PH: 602.426.4600

6	CLIENT CHANGES	SLD	6/26/23
5	COUNTY COMMENTS	SLD	6/12/23
4	COUNTY COMMENTS	SLD	5/1/23
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1	CLIENT MW ADD	SLD	6/6/22
0	ZONING DRAWINGS	SLD	4/22/22

Drawn: SLD Date: 4/23/22
Designed: SLD Date: 4/23/22
Checked: TB Date: 4/23/22

Project Number: US-AZ-7050

Project Title: **COPPER SKY**
992 S. RINCON RD.
MARICOPA, AZ 85139
PINAL COUNTY

Engineer Stamp: *[Signature]*

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Drawing Title: **EQUIPMENT & ANTENNA LAYOUTS**

Drawing Scale: AS NOTED

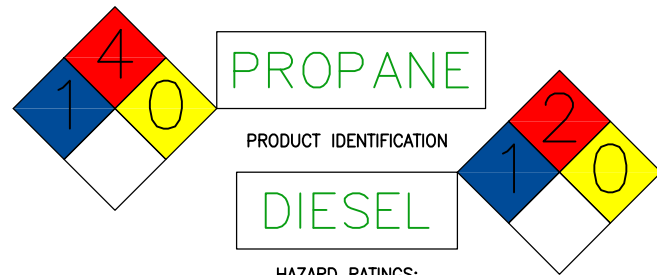
Date: 06/26/2023

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Drawing Number: **C7**

EXPIRES 9-30-2025

SUP CASE #: SUP-019-23



PROPANE

PRODUCT IDENTIFICATION

DIESEL

HAZARD RATINGS:
 9 O'CLOCK - HEALTH
 12 O'CLOCK - FLAMMABILITY
 3 O'CLOCK - INSTABILITY
 6 O'CLOCK - SPECIAL

COMBUSTIBLE

FLAMMABLE

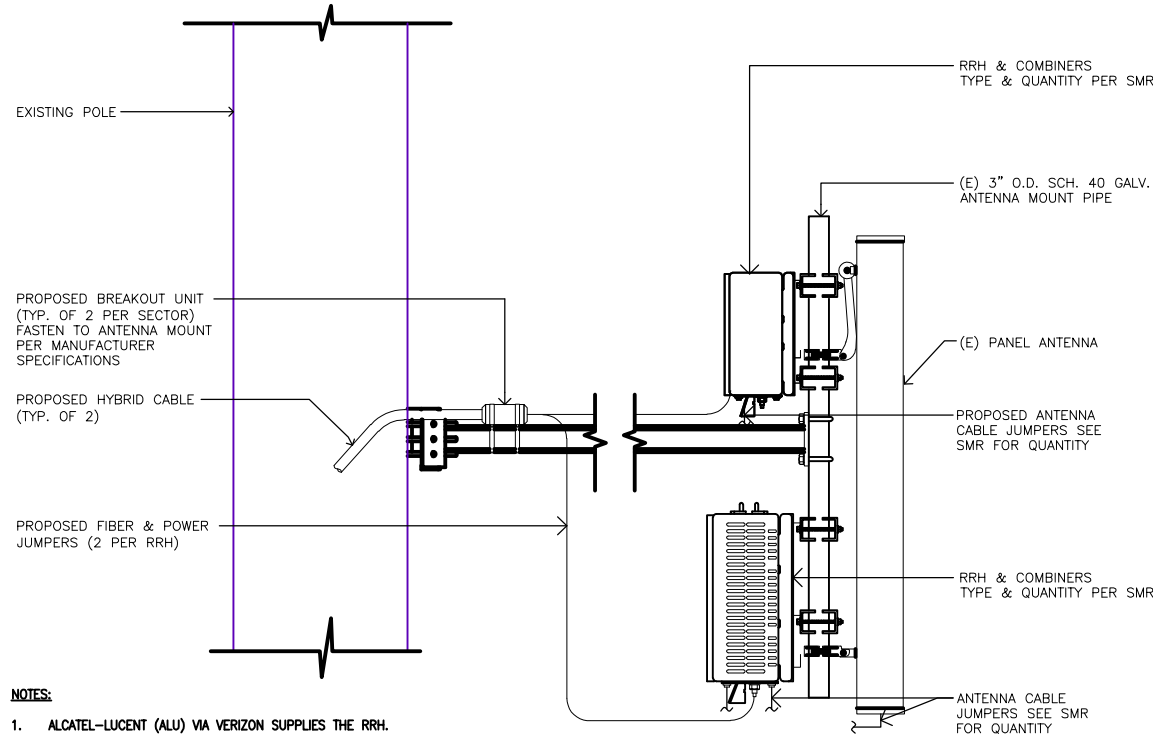
NO SMOKING

SIGNS MUST BE OF DURABLE MATERIAL WITH RED LETTERING ON WHITE BACKGROUND. LETTERS SHALL NOT BE LESS THAN 3 INCHES (76.2 mm) IN HEIGHT. SIGNS SHALL NOT BE OBSTRUCTED OR REMOVED AND SHALL BE IN ENGLISH AS A PRIMARY LANGUAGE. COMBUSTIBLE SIGN MAY ALSO BE WHITE LETTER ON RED BACKGROUND

NOTES:

1. PLACE AT DOOR OR TANK, OR AS DIRECTED BY LOCAL FIRE MARSHAL OR JURISDICTIONAL AUTHORITY.

3 FUEL STORAGE SIGN DETAILS
 SCALE: N.T.S.



NOTES:

1. ALCATEL-LUCENT (ALU) VIA VERIZON SUPPLIES THE RRH. SUBCONTRACTOR SHALL SUPPLY ALL OTHER MATERIALS AND INSTALL ALL MOUNTING HARDWARE. ALU INSTALLS RRH AND MAKES CABLE TERMINATIONS.
2. A SUPPORT FOR A SINGLE RRH SHALL HAVE A MINIMUM OF TWO ANCHORS/FASTENERS FOR EACH UNISTRUT CHANNEL.
3. NO PAINTING OF THE RRH OR SOLAR SHIELD IS ALLOWED.
4. G.C. TO FIELD VERIFY SPACING AND REQUIRED RRH CLEARANCES.

2 RRH MOUNTING DETAIL
 SCALE: N.T.S.

GENERAC

Protector™

1 of 18

Protector™ Series

Diesel Generator Set

INCLUDES:

- Two Line LCD Multilingual Digital Evolution™ Controller (English/Spanish/French/Portuguese) with external viewing window for easy indication of generator status and breaker position.
- Isochronous electronic governor
- Sound attenuated aluminum enclosure
- Smart battery charger
- UV / Ozone resistant hoses
- ±1% voltage regulation
- Integrated base tank options are available with run times over 90 hours without having to refuel*
- Five year limited warranty
- UL 2200 / UL142 / ULC S601 Listed
- Meets code requirements for external vent and fill

Standby Power Rating

Model RD015 - 15 kW 60 Hz
 Model RD020 - 20 kW 60 Hz
 Model RD030 - 30 kW 60 Hz
 Model RD048 - 48 kW 60 Hz (single-phase only) THIS PROJECT
 Model RD050 - 50 kW 60 Hz (three-phase only)



Meets EPA Emission Regulations
 CA/MA Emissions Compliant

* Time calculated at one-half maximum kW output.



QUIET-TEST



FEATURES

- **INNOVATIVE DESIGN & PROTOTYPE TESTING** are key components of GENERAC'S success in "IMPROVING POWER BY DESIGN." But it doesn't stop there. Total commitment to component testing, reliability testing, environmental testing, destruction and life testing, plus testing to applicable CSA, NEMA, EGSA, and other standards, allows you to choose GENERAC POWER SYSTEMS with the confidence that these systems will provide superior performance.
- **TEST CRITERIA:**
 - ✓ PROTOTYPE TESTED
 - ✓ SYSTEM TORSIONAL TESTED
 - ✓ NEMA MG1-22 EVALUATION
 - ✓ MOTOR STARTING ABILITY
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line includes its own transfer systems and controls for total system compatibility.
- **MOBILE LINK® CONNECTIVITY:** FREE with all Protector Series Home standby generators, Mobile Link Wi-Fi allows users to monitor generator status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.

NOTE:
 GENERATOR INSTALLATION
 MAY BE DELAYED DUE TO
 SUPPLY CHAIN ISSUES



1 GENERATOR SPECIFICATION SHEET (O.E.M.)
 SCALE: N.T.S.



Clear Blue Services
 1000 E. ATLANTA AVE
 PHOENIX, AZ 85014



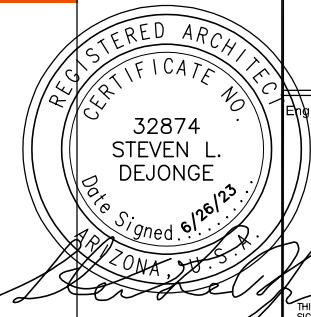
No.	Submittal / Revision	App'd	Date
6	CLIENT CHANGES	SLD	6/26/23
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0	ZONING DRAWINGS	SLD	4/22/22

Drawn: SLD Date: 4/23/22
 Designed: SLD Date: 4/22/22
 Checked: TB Date: 4/23/22

Project Number: US-AZ-7050

Project Title: COPPER SKY
 992 S. RINCON RD.
 MARICOPA, AZ 85139
 PINAL COUNTY

Engineer Stamp



EXPIRES 9-30-2025

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PRELIMINARY UNLESS SIGNED

Drawing Title: DETAILS

Drawing Scale: AS NOTED
 Date: 06/26/2023
 ZD

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

Drawing Number: C8

SUP CASE #: SUP-019-23

ALTA/NSPS LAND TITLE SURVEY

OF LEASED PREMISES, BEING A PORTION OF LOT 68 OF HIDDEN VALLEY ESTATES, PER BOOK 14 OF MAPS, PAGE 12 RECORDS OF PINAL COUNTY, ARIZONA SITUATED IN A PORTION OF THE SW QUARTER OF SECTION 26, T.6 S, R.2 E OF THE GILA AND SALT RIVER BASE AND MERIDIAN PINAL COUNTY, ARIZONA SURVEY PERFORMED FOR THE BENEFIT OF VB BTS II, LLC

PARENT PARCEL LEGAL DESCRIPTION
THAT CERTAIN PROPERTY SITUATED IN PINAL COUNTY, STATE OF ARIZONA, AND DESCRIBED AS FOLLOWS:

LOT 68, OF HIDDEN VALLEY ESTATES UNIT 10, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 14 OF MAPS, PAGE 12.

PARCEL ID NO.: 501-45-0680

THIS BEING THE SAME PROPERTY CONVEYED TO JASON LEE LUDINGTON FROM MARK FRANK FORSYTH III IN A QUIT CLAIM DEED DATED NOVEMBER 6, 2015 AND RECORDED NOVEMBER 6, 2016 AS INSTRUMENT NO. 2015-072243 IN PINAL COUNTY, ARIZONA.

ACCESS EASEMENT LEGAL DESCRIPTION

A PORTION OF LOT 68, OF HIDDEN VALLEY ESTATES UNIT 10, ACCORDING TO BOOK 14 OF MAPS, PAGE 12, PINAL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ALUMINUM MARKING THE SOUTHWEST CORNER OF SECTION 26; THENCE NORTH 53°42'12" EAST A DISTANCE OF 912.60 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°00'00" WEST A DISTANCE OF 4.00 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 10.00 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 14.74', WITH A RADIUS OF 10.06', WITH A CHORD BEARING OF SOUTH 41°59'14" EAST, WITH A CHORD LENGTH OF 13.45'; THENCE NORTH 90°00'00" EAST A DISTANCE OF 60.96 FEET; THENCE SOUTH 00°23'38" WEST A DISTANCE OF 24.00 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 89.79 FEET; THENCE NORTH 00°00'00" WEST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING

TOWER EASEMENT PREMISES LEGAL DESCRIPTION

A PORTION OF LOT 68, OF HIDDEN VALLEY ESTATES UNIT 10, ACCORDING TO BOOK 14 OF MAPS, PAGE 12, PINAL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ALUMINUM MARKING THE SOUTHWEST CORNER OF SECTION 26; THENCE NORTH 53°42'12" EAST A DISTANCE OF 912.60 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" EAST A DISTANCE OF 40.00 FEET; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 40.00 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 40.00 FEET; THENCE NORTH 00°00'00" WEST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

UTILITY NOTES

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

SURVEY DATE

04/11/22

BENCHMARK

ELEVATIONS WERE ESTABLISHED FROM PROCESSING GPS DATA WITH AND CONSTRAINING TO NGS "CORS" STATIONS AND APPLYING GEOID12b SEPARATIONS AND ARE AT NAVD88 DATUM

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA CENTRAL ZONE, DETERMINED BY GPS OBSERVATIONS.

SURVEYOR'S NOTES

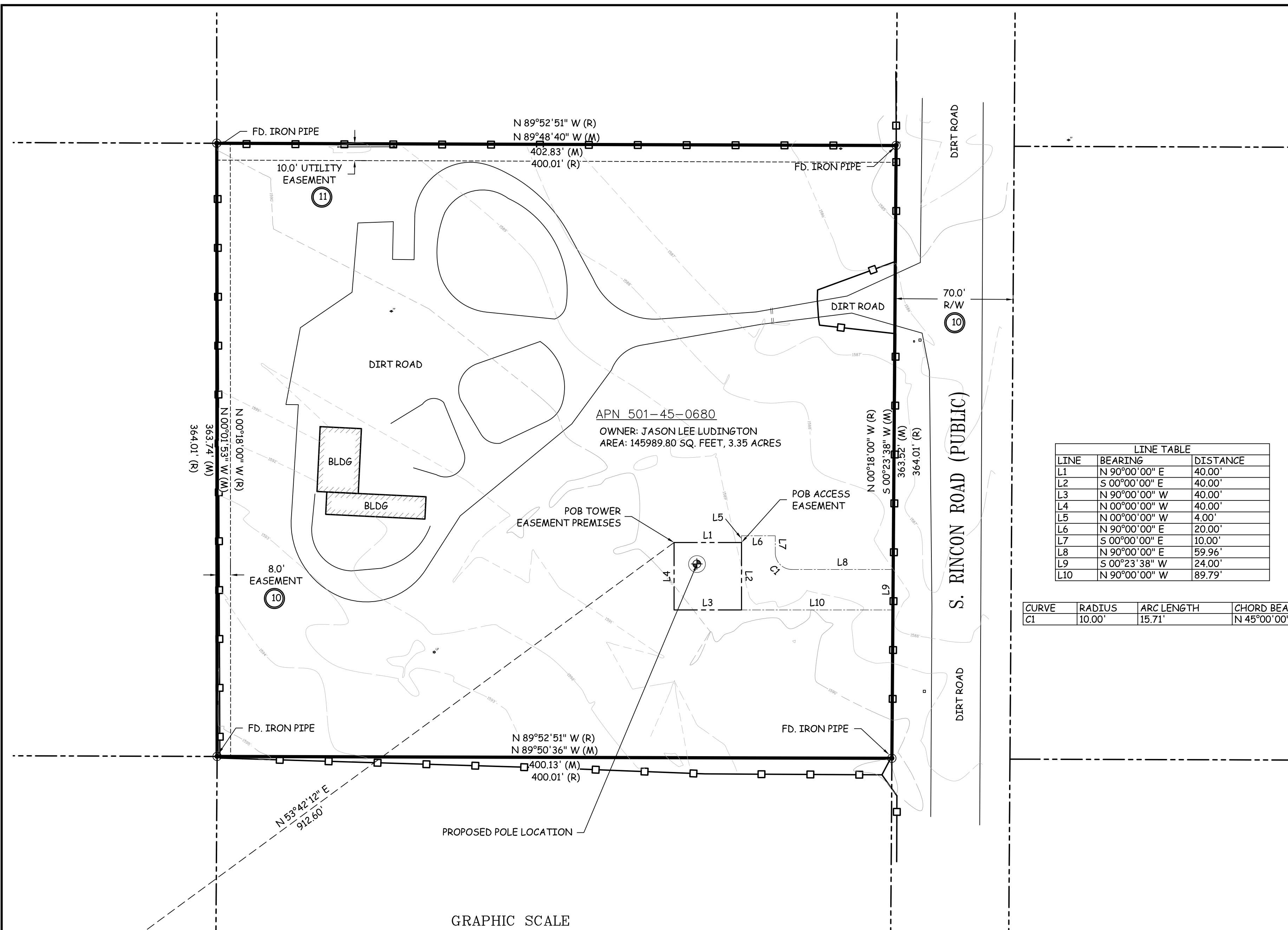
SURVEY PREPARED FOR VB BTS II, LLC REFERENCE IS MADE TO THE TITLE REPORT ORDER #VTB-137086-C, ISSUED BY TOWER AGENCY, LLC, DATED 7/19/22.

ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED (EXCEPT FOR ROOFTOPS). SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

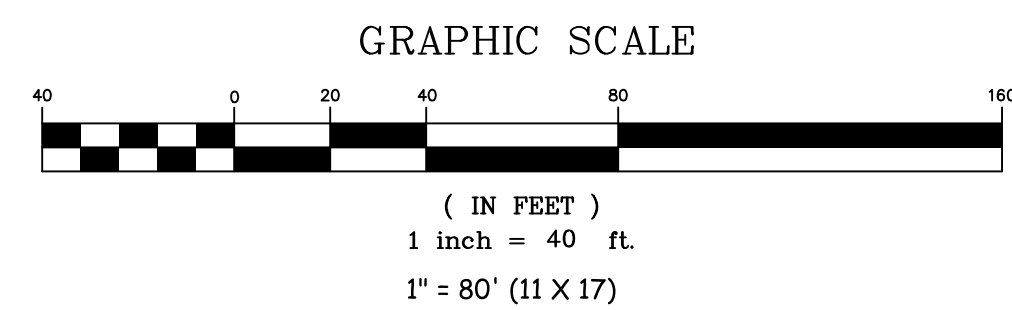
ACCESS AND UTILITY EASEMENT RUNS TO THE SOUTH RINCON ROAD RIGHT OF WAY LINE, A PUBLIC RIGHT OF WAY. AT THE TIME OF THE SURVEY, NO ENCROACHMENTS WERE DISCOVERED THAT AFFECTED THE VB TOWER PREMISES OR EASEMENT AREAS.

VB TOWER PREMISES AND VB EASEMENT LIE ENTIRELY WITHIN THE PARENT PARCEL.



LINE	BEARING	DISTANCE
L1	N 90°00'00" E	40.00'
L2	S 00°00'00" E	40.00'
L3	N 90°00'00" W	40.00'
L4	N 00°00'00" W	40.00'
L5	N 00°00'00" W	4.00'
L6	N 90°00'00" E	20.00'
L7	S 00°00'00" E	10.00'
L8	N 90°00'00" E	59.96'
L9	S 00°23'38" W	24.00'
L10	N 90°00'00" W	89.79'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	10.00'	15.71'	N 45°00'00" W	90°00'00"



SCHEDULE B EXCEPTIONS:
TITLE REPORT ORDER #VTB-137086-C, ISSUED BY TOWER AGENCY, LLC, DATED 7/19/22.

EXCEPTIONS 1 - 9 ARE GENERAL AND THEREFORE NOT PLOTTED

- ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "HIDDEN VALLEY ESTATES UNIT 10" DATED MARCH 27, 1968 AND RECORDED MARCH 27, 1968 IN (BOOK 14 (PAGE) 12, (INSTRUMENT) 360221 IN PINAL COUNTY, ARIZONA. (PLOTTED, EXCEPTION IS LOCATED WITHIN THE PARENT PARCEL, BUT IS NOT LOCATED WITHIN THE LEASE AREA OR EASEMENTS)
- UTILITY EASEMENT BETWEEN CLIFFORD H. WALKER; AND ARIZONA PUBLIC SERVICE COMPANY, DATED MAY 19, 1997 AND RECORDED JUNE 16, 1997 IN (INSTRUMENT) 1997-020845, IN PINAL COUNTY, ARIZONA. (PLOTTED, EXCEPTION IS LOCATED WITHIN THE PARENT PARCEL, BUT IS NOT LOCATED WITHIN THE LEASE AREA OR EASEMENTS)

SCHEDULE B EXCEPTION NUMBER PER TITLE REPORT

FLOOD INFORMATION

COMMUNITY NUMBER	PANEL #	SUFFIX	PANEL DATE	FIRM ZONE
040077	1125	E	12/04/2007	X

CENTER OF PROPOSED TOWER
LATITUDE 32° 52' 15.43" NORTH
LONGITUDE 112° 07' 56.12" WEST
ELEVATION 1588.6' (NAVD88)

1-A ACCURACY CERTIFICATION

THE HORIZONTAL ACCURACY OF THE LATITUDE AND LONGITUDE AT THE CENTER OF EACH SECTOR FALLS WITHIN FIFTEEN (15) FEET. THE ELEVATIONS (NAVD88) OF THE GROUND AND FIXTURES FALL WITHIN THREE (3) FEET.

LEGEND

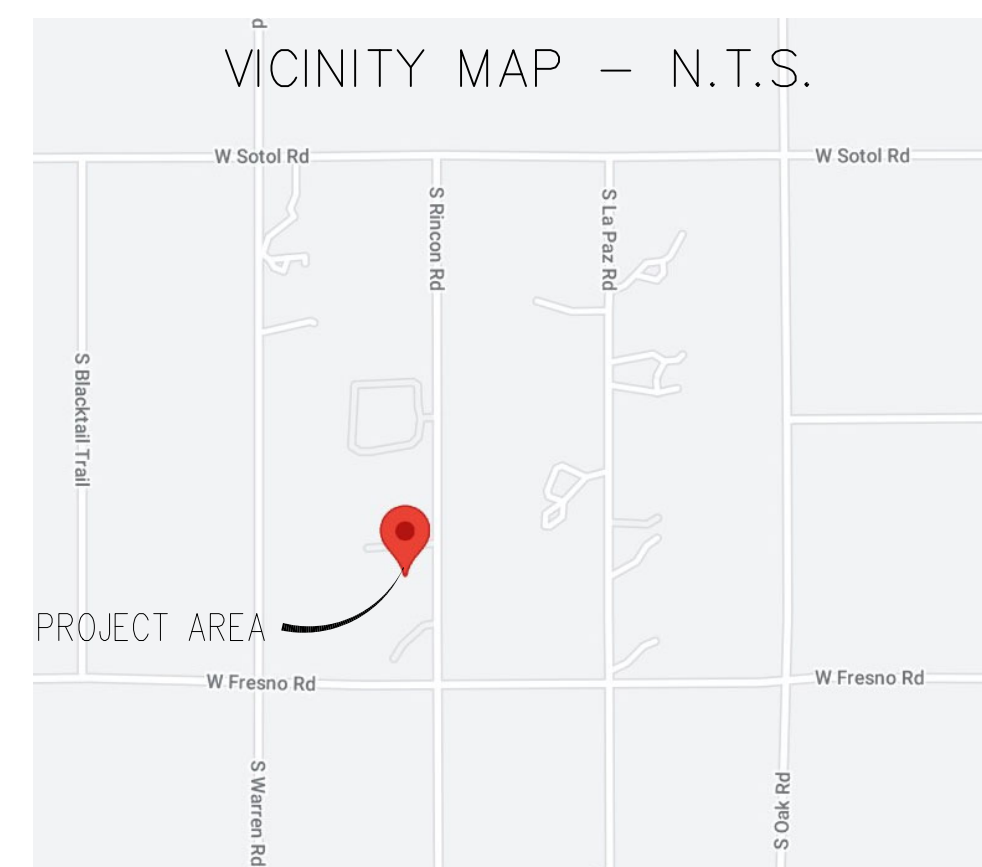
POB	POINT OF BEGINNING	SPOT ELEVATION
POT	POINT OF TERMINUS	POSITION OF GEODETIC COORDINATES
PUE	PUBLIC UTILITY EASEMENT	WATER CONTROL VALVE
ROW	RIGHT OF WAY	FIRE HYDRANT
DW	DRIVEWAY	POWER POLE
SW	SIDEWALK	LIGHT POLE
BCHH	BRASS CAP IN HANDHOLE	SEWER MANHOLE
BCFL	BRASS CAP FLUSH	FOUND AS NOTED
PCR	PINAL COUNTY RECORDS	M
R	RECORDED	MEASURED

I hereby certify to: Vertical Bridge REIT, LLC, a Delaware limited liability company, its subsidiaries, and their respective successors and/or assigns; and (ii) Toronto Dominion (Texas) LLC, as Administrative Agent, for itself and on behalf of the lenders parties from time to time to that certain Second Amended and Restated Loan Agreement dated June 17, 2016 with Vertical Bridge Holdco, LLC, as borrower, and Vertical Bridge Holdco Parent, LLC, as parent, as may be amended, restated, modified or renewed, their successors and assigns as their interests may appear; and Tower Agency, LLC

SIGNED *Jeff R. Cook* Date 7/13/23
JEFF R. COOK, AZ Reg. No. 28719
My License renewal date is March 31, 2025



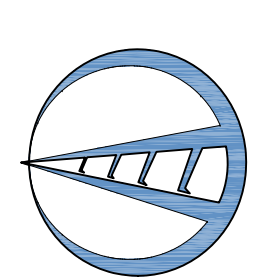
EXPIRES: 3/31/2025



Western Geomatics Services
2925 E Riggs Rd Suite 8-191
Chandler, AZ 85249
(480) 656-7912 office
(480) 219-5195 fax



Clear Blue Services
4814 S. 35TH ST.
PHOENIX, AZ 85040 602-928-9900

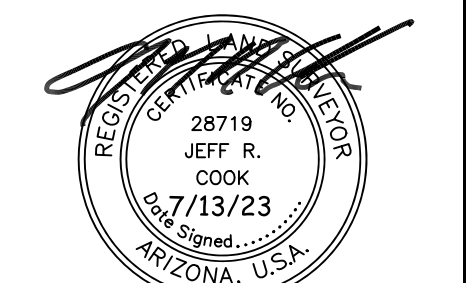


No.	Submittal / Revision	App'd	Date
A	SUBMITTAL		9/30/22

Project Number US-AZ-7050

Project Title
PH68112
COPPER SKY
992. S RINCON ROAD
MARICOPA, AZ 85139
PINAL COUNTY

Surveyor Stamp



EXPIRES: 3/31/2025

Drawing Title

SITE SURVEY

Drawing Scale: AS NOTED

LS

Date: 06/14/23

Drawing Number

LS-1

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS



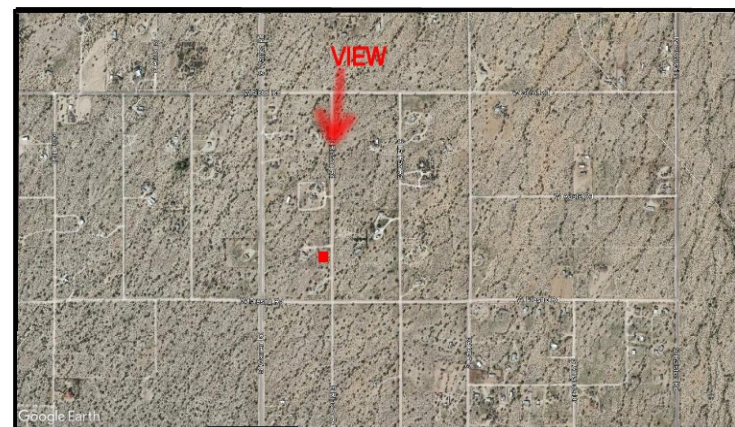
EXISTING



PROPOSED

VIEW LOOKING SOUTH

**US-AZ-7050
SITE ID: PH68124
COOPER SKY (RINCON)
992 S. RINCON RD.
MARICOPA, AZ 85139**



VIEW ORIENTATION MAP

PREPARED FOR:



PREPARED 4/28/23 BY:



3530 E. ATLANTA AVE.
PHOENIX, AZ 85040 602-426-9500



EXISTING



PROPOSED

VIEW LOOKING NORTH

PREPARED FOR:

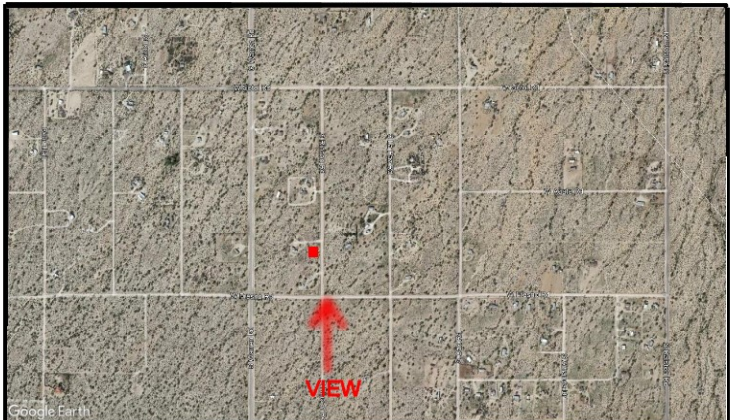


PREPARED 4/28/23 BY:



3530 E. ATLANTA AVE.
PHOENIX, AZ 85040 602-426-9500

**US-AZ-7050
SITE ID: PH68124
COOPER SKY (RINCON)
992 S. RINCON RD.
MARICOPA, AZ 85139**



VIEW ORIENTATION MAP



EXISTING



PROPOSED

VIEW LOOKING EAST

PREPARED FOR:

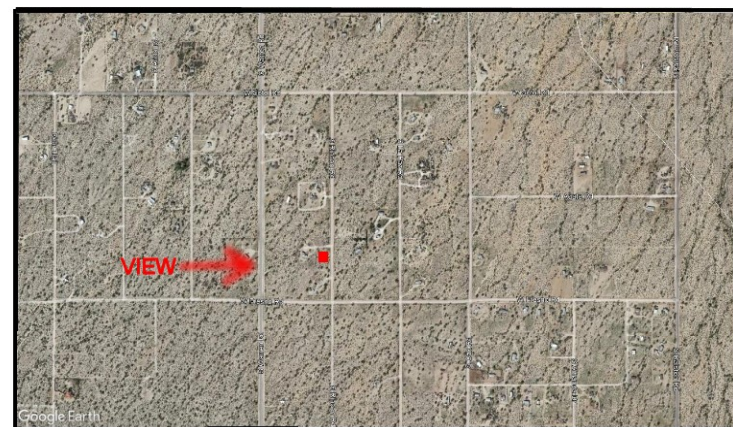


PREPARED 4/28/23 BY:



3530 E. ATLANTA AVE.
PHOENIX, AZ 85040 602-426-9500

**US-AZ-7050
SITE ID: PH68124
COOPER SKY (RINCON)
992 S. RINCON RD.
MARICOPA, AZ 85139**



VIEW ORIENTATION MAP



EXISTING



PROPOSED

VIEW LOOKING WEST

PREPARED FOR:

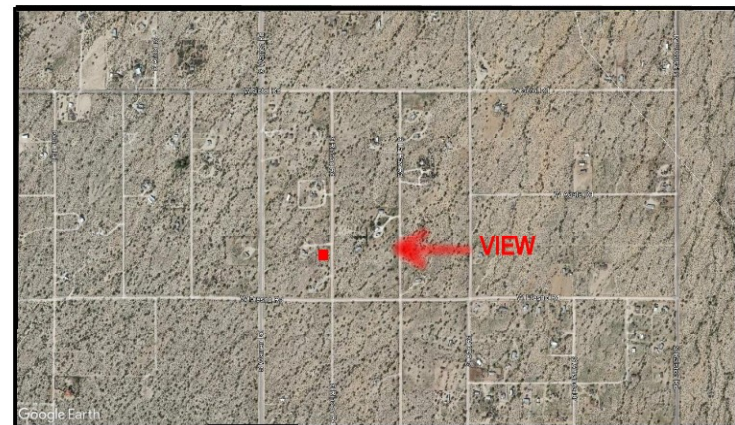


PREPARED 4/28/23 BY:



3530 E. ATLANTA AVE.
PHOENIX, AZ 85040 602-426-9500

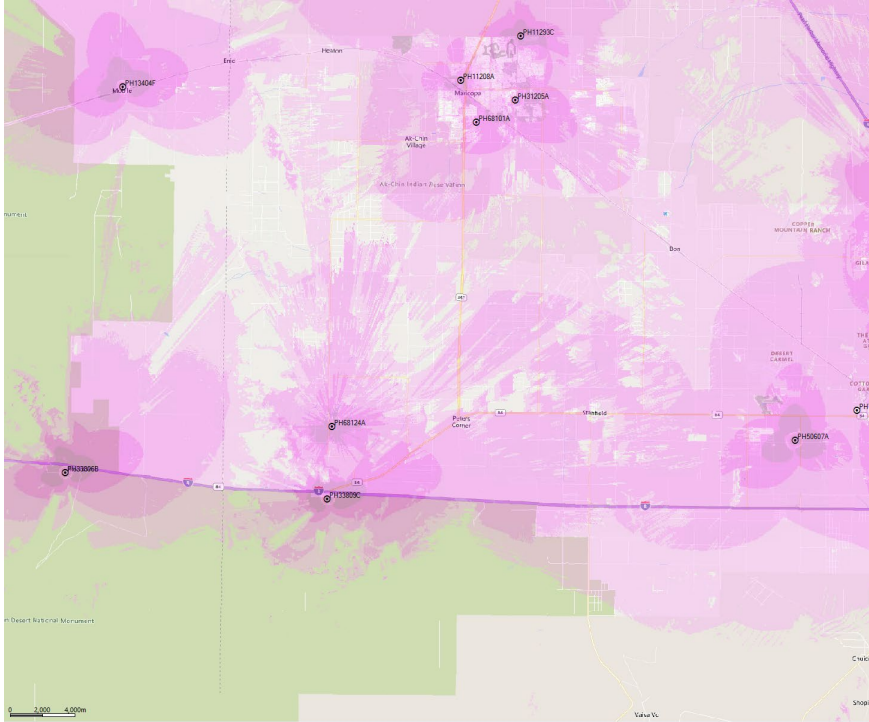
**US-AZ-7050
SITE ID: PH68124
COOPER SKY (RINCON)
992 S. RINCON RD.
MARICOPA, AZ 85139**



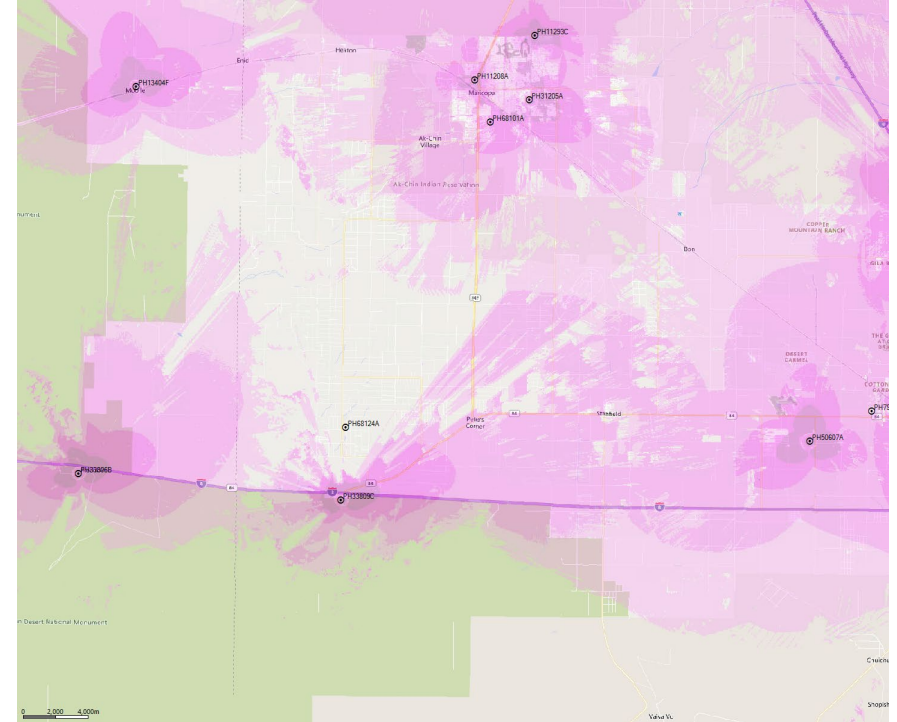
VIEW ORIENTATION MAP

Highlights in Coverage for NTM Network

Coverage With the PH68124 New Site



Coverage Without the PH68124 New Site



Best RSRP

- 88dBm
- 97dBm
- 107dBm
- 114dBm

Best RSRP

- 88dBm
- 97dBm
- 107dBm
- 114dBm

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **21st** DAY OF **SEPTEMBER 2023**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **SPECIAL USE PERMIT** IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

SUP-019-23 – PUBLIC HEARING/ACTION: Vertical Bridge, LLC. – James Caciola, applicant/agent, requesting approval of a Special Use Permit to operate a new wireless communication facility, on a 3.35± acre parcel in the Suburban Ranch (SR) Zone; tax parcel 501-45-0680 – legal on file – situated in a portion of Section 26, Township 06 South, Range 02 East, of the G.S.R.B.&M., Pinal County, Arizona, located north of W. Fresno Road and west of S. Rincon Road in an unincorporated area of Pinal County.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

<http://pinalcountyz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

DATED THIS **28th** DAY OF **AUGUST 2023**, by Pinal County Community Development Dept.

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 2973 (85 N. FLORENCE STREET)
FLORENCE, AZ 85132

NO LATER THAN 4:00 PM ON WEDNESDAY, SEPTEMBER 13, 2023

Contact for this matter: Val Lujan, Planner

E-mail address: valerie.lujan@pinal.gov

Phone # (520) 866-6528

[Anything below this line is not for publication.]

PUBLISHED ONCE:
Pinal Central Dispatch

BLOCK TIMOTHY & JERENNE
986 E DEVON DR
GILBERT, AZ 85296

LUDINGTON JASON LEE
992 S RINCON RD
MARICOPA, AZ 85139

AGUILAR RAMON
764 S RINCON RD
MARICOPA, AZ 85139

TSENG KAY
5585 N INDIAN TRL
TUCSON, AZ 85750

HERNANDEZ FAUSTO GOMEZ
966 S WARREN RD
MARICOPA, AZ 85139

RIOS MARIO ANTONIO & MARIA...
781 S WARREN RD
MARICOPA, AZ 85139

ESPINOZA JESUS E
5945 N WARREN RD
MARICOPA, AZ 85139

RUIZ ALBERTO Z
2121 S STANLEY PL
TEMPE, AZ 85282

DAY MARIE REV TRUST
14201 N 57TH WAY
SCOTTSDALE, AZ 85254

ZOMER JACOBUS & HERMINA
MAIL RETURN

RUVALCABA JUAN A & TEJADA ...
MAIL RETURN

QUINTERO VIDAL
49402 W HUISATCH RD
MARICOPA, AZ 85139

RENNELLS BRUCE A & SHANN...
1114 S RINCON RD
MARICOPA, AZ 85139

DELGADILLO ALEXANDER VAZ...
41416 W CAPISTRANO DR
MARICOPA, AZ 85138

ALTAMIRANO EDITH C
43558 W CAVEN DR
MARICOPA, AZ 85138

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PHOENIX, AZ 85020

DELGADILLO ALEXANDER VAZ...
41416 W CAPISTRANO DR
MARICOPA, AZ 85138

HENSON TOMMY W & VIOLA M
PO BOX 1812
MARICOPA, AZ 85139

ZOMER JACOBUS & HERMINA
MAIL RETURN

BOTHA JOHN LAWRENCE JR & ...
425 S MULESHOE RD
APACHE JUNCTION, AZ 85119

LAIRD CARLA B
3857 DEL LORI LN
JOSHUA TREE, CA 92252

KOCH FRANCISCA B
13229 S 48TH ST APT 1052
PHOENIX, AZ 85044

TRANSMITTAL FORM TO:

USPS

School: Stanfield Elementary School

High School : Casa Grande Union High School District #82

Irrigation & Drainage District: Maricopa/Stanfield Irrigation District

Fire: Rural Metro Fire Department & Maricopa Fire Department

Electric Service: Electric District 3

SRP: not in SRP service territory

Adjacent within 3 miles:

Arizona State Land

BLM

National Forest

Reservation* Ak-Chin Indian Community & Tohono O'Odham Nation

State Highway

within 3 miles of planning area for Cities/Towns: N/A

Rennells



Pinall County Development Department
P.O. Box 2973 85N. Florence Street
Florence, AZ 85132

Planning Case Number SUP-019-23

Date 8-06-2023

[REDACTED] Rennells

[REDACTED]

My parcel 501-45-07700

We do not support the cell tower they want to build on parcel # 501-45-0680. During a rain storm water comes from Fresno RD floods N. through our properties wash. This floods the property and water gets into the garage.

The water goes out on our N yard fence on # 501-45-07700 flooding their yard on the S. E. where they want to build their tower. My fear is the tower- building will back up water into my yard and flood us out. This was evident after the county raised Fresno Rd. The water erosion of the corner adjoining our properties will under mine the foundation of the tower causing it to fall onto our property. Since according to **Arizona Revised State Statute 48-3613 it is illegal for a person to divert, retard or obstruct the flow of waters in any watercourse without securing written authorization from the board of the district in which the watercourse is located. Altering a wash may also be a violation of Pinal County's Floodplain Ordinance.**

The wash can't be altered so it can't be prevented. I have suggestion. Build the tower over on Warren and Wildwood at the well.

Rincon RD and Fresno Road Flood out I Have pictures.

I will be at the meeting. I would rather not talk.

Thanks [REDACTED] and [REDACTED]

[REDACTED]

[REDACTED]



PINAL COUNTY

WIDE OPEN OPPORTUNITY

NOTE:

Additional videos for the letter of opposition were received by County Staff.

If access is sought please reach out to the Case Planner, Val Lujan at valerie.lujan@pinal.gov.

Thank you!