



APACHE COUNTY — Community Development Department

P.O. Box 238 • St. Johns, AZ 85936 • Phone: (928) 337-7527 • Fax: (928) 337-7633

CONDITIONAL USE PERMIT APPLICATION

APPLICANT

Name TowerCom/Verizon

Mailing Address 8283 N Hayden Road, Suite 258
Scottsdale AZ 85258

Contact Person Declan Murphy

Phone 602 326 0111 Fax _____

Email dmurphy@coal-creek.com

PROPERTY INFORMATION

Assessor's Parcel # 101-10-003

Township 5 Range 30 Section 2

Subdivision _____

Unit # _____ Lot # _____

Address/Location 42572 S US 180, Alpine AZ 85920

Existing Zoning Agricultural

Existing Land Use Vacant

Lot Size _____

CONDITIONAL USE PERMIT REQUEST

Please provide a brief description of the request.

Requesting approval for a new Wireless Communication

Facility (WCF) disguised as a Pine Tree (MonoPine)

with an associated ground equipment compound.

Temporary Use: ___ Yes X No

SUBMITTAL CHECKLIST

- Pre-application meeting with a staff planner.
- A non-refundable filing fee.
- Proof of Ownership.
- Application, photographs, diagrams, site plans with the setbacks noted, drainage report and any other required information. Please be precise and detailed.
- Citizen Review Process as listed in ordinance Section 1106. A list of names and addresses of all the property owners within 300 feet of subject property.
- ADOT permit granting ingress / egress assess
- Map to property.
- All required items need to be submitted to Planning & Zoning at least 30 days prior to the next scheduled meeting.

CERTIFICATION & SIGNATURE

Submittal of this application constitutes consent of the applicant in granting the Community Development Department access to the subject property during the course of project review. No further consent or notice shall be required.

I hereby certify that the information in this application is correct and agree to abide by the regulations of this jurisdiction.

Signature of Applicant

Declan Murphy Date 1/17/23

Signature of Property Owner (if not the applicant)

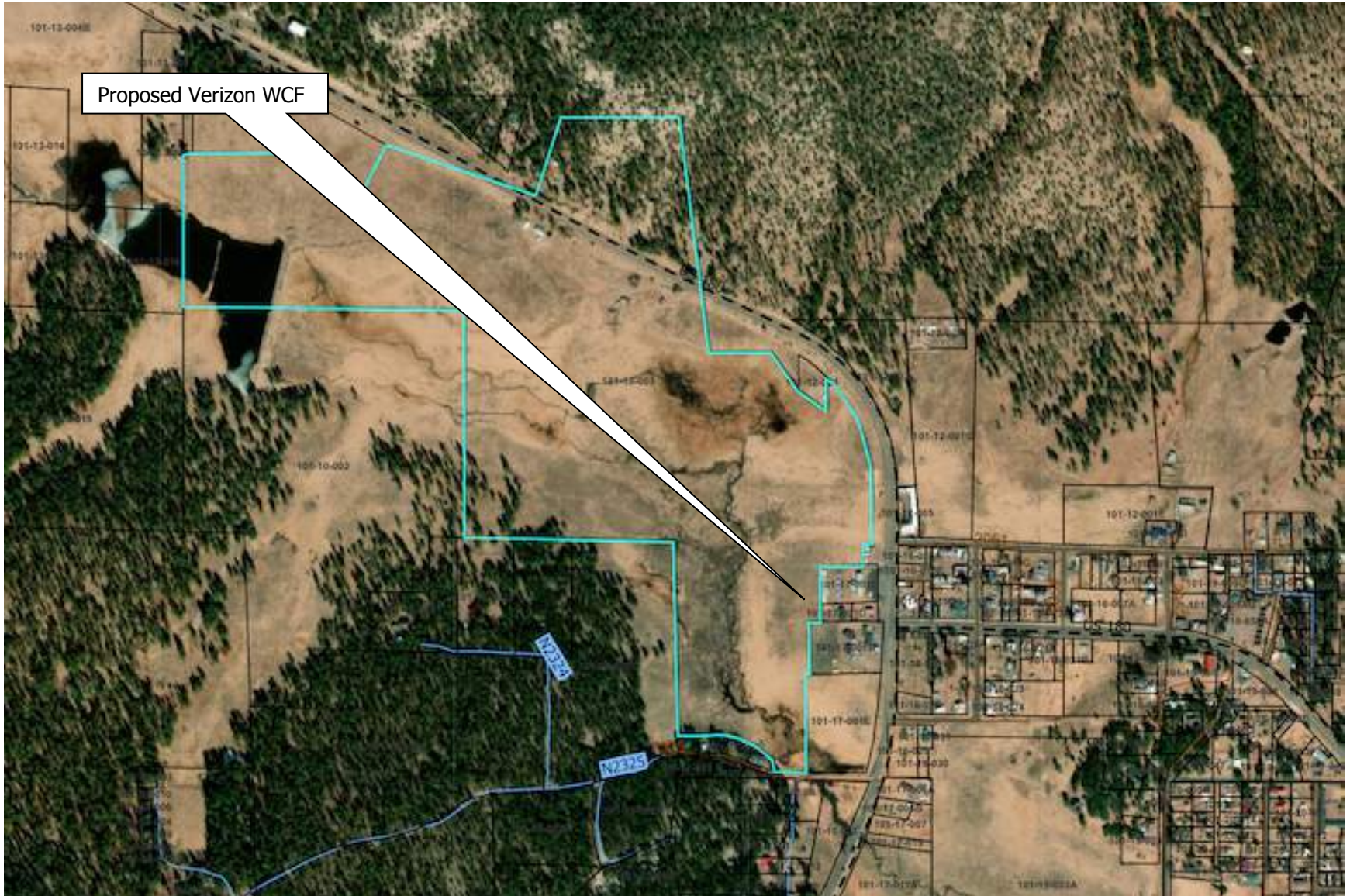
_____ Date _____

OFFICE USE ONLY	
Received By <u>[Signature]</u>	Date <u>2/1/23</u>
Receipt # <u>18471</u>	Fee <u>500</u>
Permit # <u>2023-04</u>	
Related Cases _____	
Appeal Filed By _____	Date _____
Receipt # _____	Fee _____

COMMISSION ACTION		
<input type="checkbox"/> Approved	<input type="checkbox"/> with Conditions	<input type="checkbox"/> Denied
Resolution # _____	Date _____	
Chairman _____	Date _____	
BOARD ACTION		
<input type="checkbox"/> Approved	<input type="checkbox"/> with Conditions	<input type="checkbox"/> Denied
Ordinance # _____	Date _____	
Supervisor _____	Date _____	
December 1, 2021		



AZ3 Coronado
42572 S US 180, Alpine AZ 85920
Parcel: 101-10-003





AZ3 Coronado
42572 S US 180, Alpine AZ 85920
Parcel: 101-10-003



Existing Conditions

Verizon is committed to improving coverage and expanding network capacity to handle the growing demand for wireless services throughout Apache County. Verizon is currently trying to address the "Gap in Service" in the in and around the community of Alpine. In response, Verizon Wireless is proposing to place a new Wireless Communication Facility (WCF) on the subject property.

The proposed WCF will provide residents, visitors and businesses with highest quality reliable wireless services for both personal & business, in addition to enhancing high speed data and emergency services in the area.

Nature of Request

Co-location is always a first priority for Verizon as opposed to proposing a new WCF. Unfortunately, there are no existing co-location opportunities in the general area capable of accommodating Verizon's equipment. So Verizon is proposing a new 100' WCF disguised as a Pine Tree (MonoPine), that will include an associated equipment compound. The proposed site will be designed to accommodate multiple carriers.

After the initial construction, the facility will not generate any additional traffic in the neighborhood. Access to the proposed communication facility will be limited to routine maintenance, or in case of any technical breakdown. Maintenance typically occurs once every 4-6 weeks, and Verizon personnel will utilize existing access/parking on-site.

It is the goal of Verizon Wireless to service the area with more reliable wireless service. The proposed wireless communication facility will not increase the vehicular or pedestrian traffic; nor will it emit odor, dust, gas, noise, vibration, smoke, heat, glare or lower property values in the immediate area. Approving this application will allow Verizon to continue providing the best service possible.

Please let me know if you need any additional information.

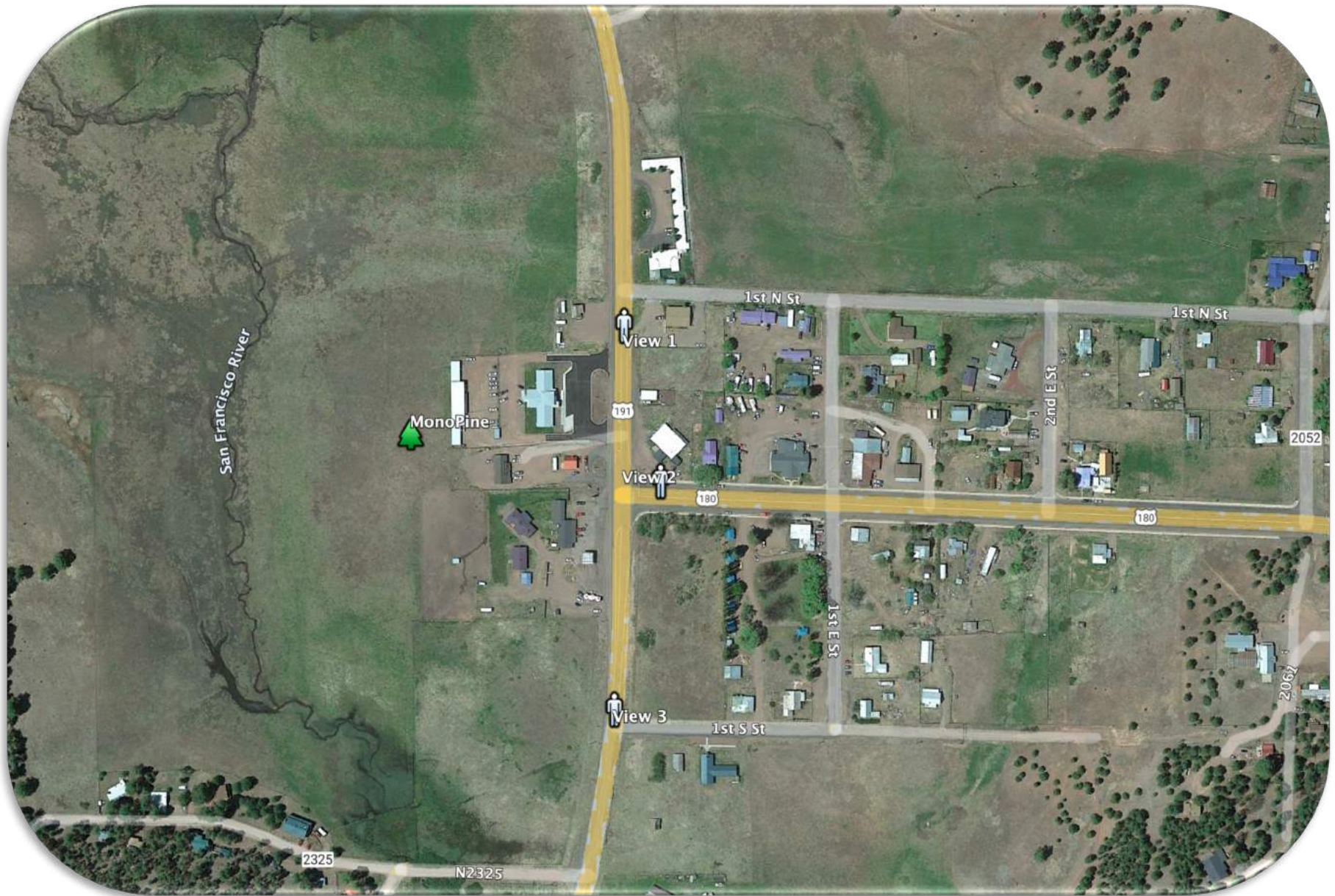
Sincerely,



Declan Murphy for TowerCom/Verizon
8283 N Hayden Road, Suite 258, Scottsdale AZ 85258
Tel: (602) 326-0111
Email: dmurphy@coal-creek.com

Photo Simulations

Verizon AZ3 Coronado
42572 S US 180, Alpine AZ 85920



Note: Simulations are an artistic illustration created to represent how the proposed project may look once constructed. Simulations are created to match the current design as accurately as possible but are not guaranteed.

Photo Simulations

Verizon AZ3 Coronado
42572 S US 180, Alpine AZ 85920



Before



View 1

After



Note: Simulations are an artistic illustration created to represent how the proposed project may look once constructed. Simulations are created to match the current design as accurately as possible but are not guaranteed.

Photo Simulations

Verizon AZ3 Coronado
42572 S US 180, Alpine AZ 85920



View 2

Before



After



Note: Simulations are an artistic illustration created to represent how the proposed project may look once constructed. Simulations are created to match the current design as accurately as possible but are not guaranteed.

Photo Simulations

Verizon AZ3 Coronado
42572 S US 180, Alpine AZ 85920



Before

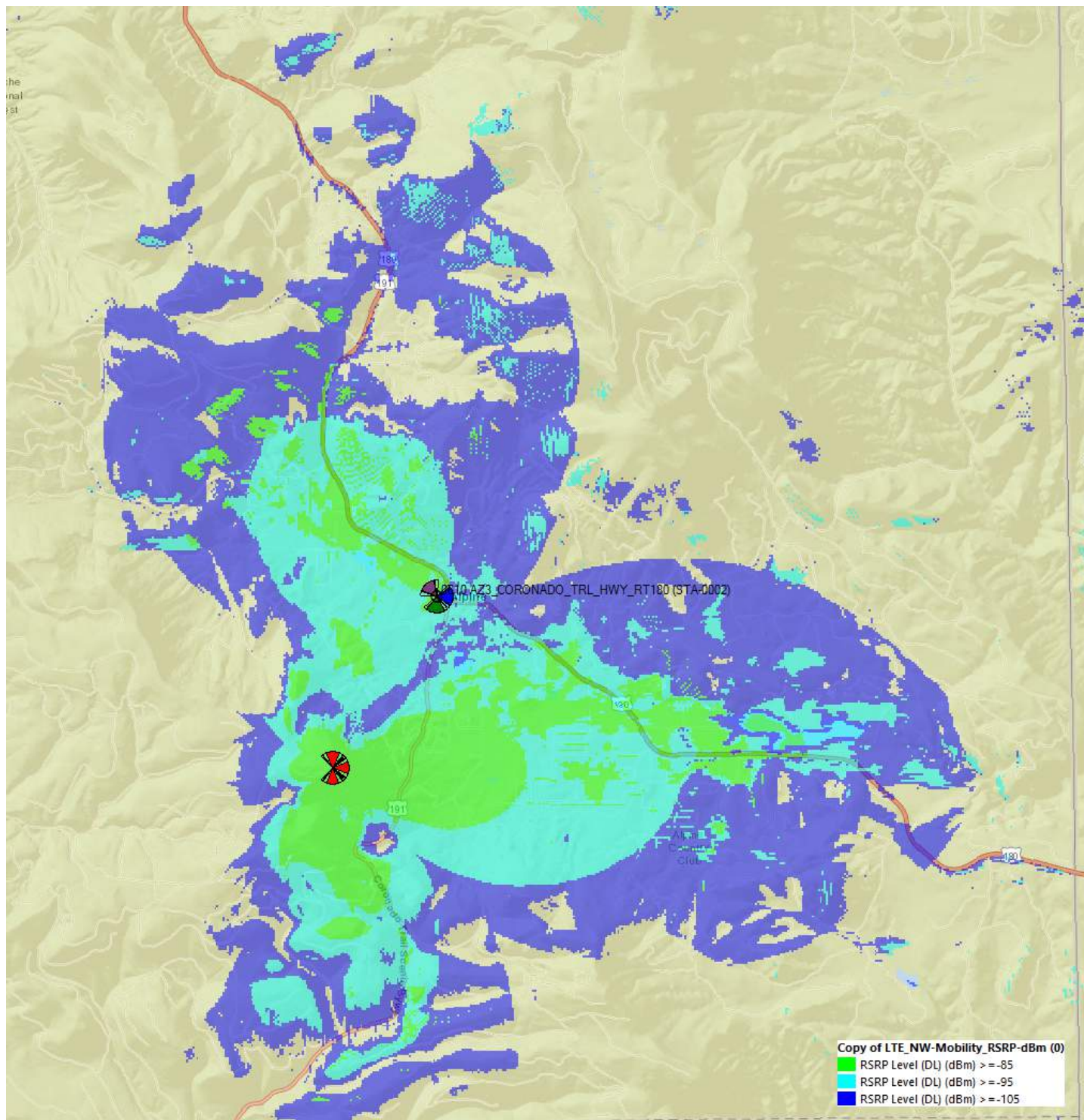


After

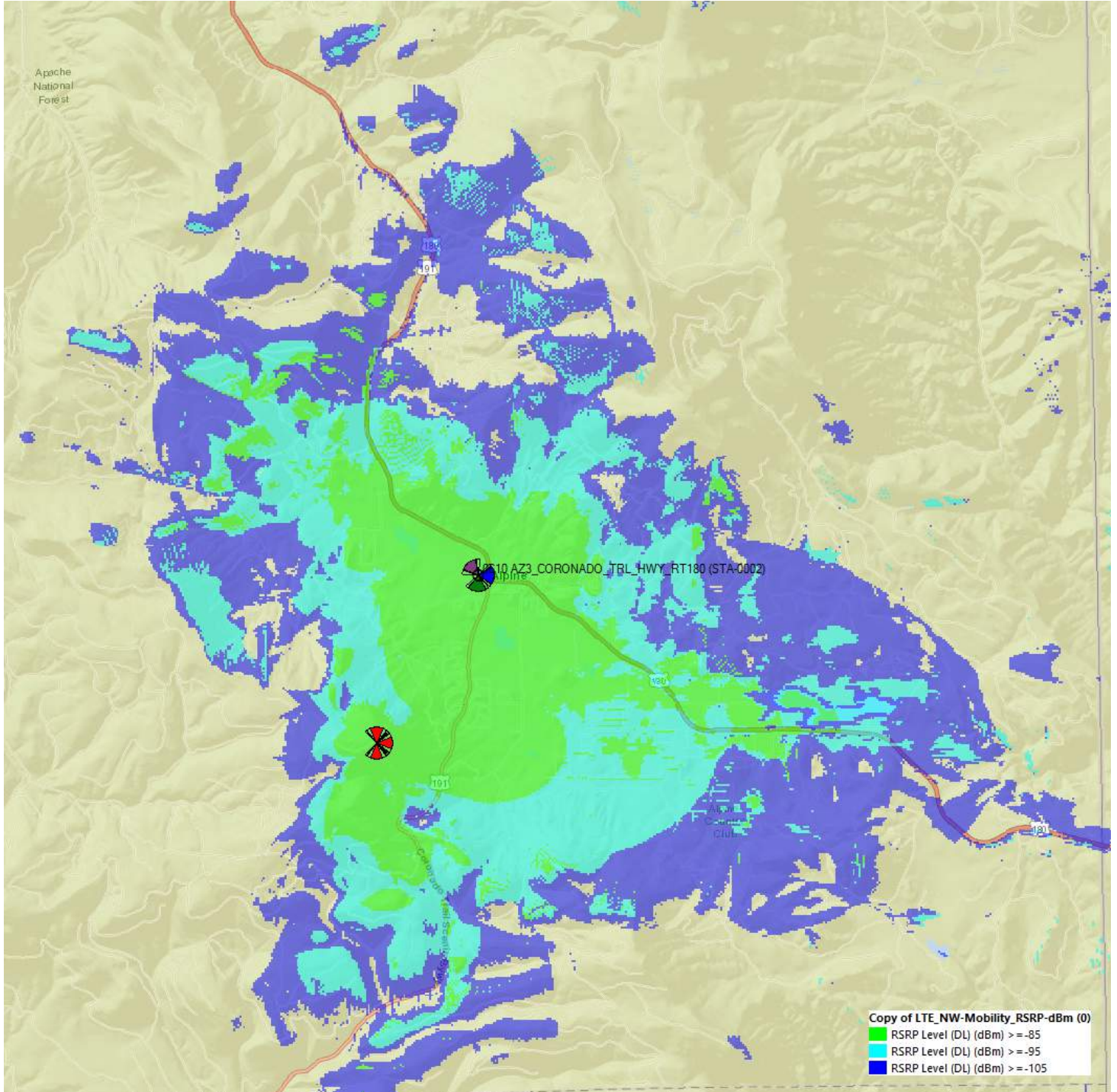


View 3

Note: Simulations are an artistic illustration created to represent how the proposed project may look once constructed. Simulations are created to match the current design as accurately as possible but are not guaranteed.



Before



After

Citizen Participation Report

Project Name

Verizon AZ3 Coronado

Address

42572 S US 180, Alpine AZ 85920 (APN: 101-10-003)

APN

101-10-003

Vicinity Map



Parties Affected by the Application

The surrounding property owners within 300' of subject property. Said property owners, as well as homeowners associations and/or government properties will all be kept informed of any and all development progress made for this site with Apache County.

Notification and Information Procedures

Property owners within 300' (notification went beyond 300') of the subject property were invited to neighborhood meeting held on December 8th 2022 (see attached invitation). No neighbor attended the meeting on that date, so another mailing was sent on January 13th using the same mailing list (see attached letter).

Response Procedures

I will personally respond to all concerns as a result of the neighborhood outreach, and will meet with any persons or entities to discuss the details of the proposal if necessary.

Communications with Neighbors

Terry Fillipi – Spoke with Terry who had health concern questions due to the proposed site in proximity to her office. Terri requested some information on RF Emissions

etc, so will provide Terry with the requested information.

Doug Karolack – Spoke with Doug who had questions about the location, as we had spoken to Doug about potentially placing the site on his property to the SE (101-17-001E) prior to the current property.

Shannon Miller - Spoke with Shannon who just had general questions about the site. Shannon works out of the adjacent USFS Office.

Status Procedure

I will keep the Apache County Planning Department informed of any and all responses resulting from the Neighbor outreach efforts.

Sincerely,



*Declan Murphy for TowerCom/Verizon
8283 N Hayden Road, Suite 258, Scottsdale AZ 85258
Tel: (602) 326-0111
Email: dmurphy@coal-creek.com*

Notification Letter

Date: November 17th 2022

Request: Conditional Use Permit

Proposal: New Wireless Communication Facility (WCF)

Location: 42572 S US 180, Alpine AZ 85920 (APN: 101-10-003)

Authorized Agent: Declan Murphy for Verizon/TowerCom

Contact: Declan Murphy – (602) 326 0111 dmurphy@coal-creek.com



Dear Neighbor,

Verizon in co-operation with TowerCom is proposing a new Wireless Communication Facility (WCF) that will be designed to look like a Pine Tree (MonoPine), to be located at 42572 S US 180 in Alpine (located behind the USFS Office). You are invited to the following meeting to learn more about the project and discuss and address any questions or concerns.

Hearing Date/Time: December 18th 2022, at 4.30 pm

Location: 42572 S US 180, Alpine AZ 85920 (see location above)

In the meantime, please do not hesitate to contact me anytime if you require any information on this proposal.

Sincerely,

*Declan Murphy for Verizon/TowerCom
8283 N Hayden Road, Suite 258, Scottsdale AZ 85258
Tel: (602) 326-0111
Email: dmurphy@coal-creek.com*

NO.	DATE	DESCRIPTION	BY
1	09/14/22	REVIEW	DRK
2	10/06/22	REVISION 1	DRK
3	10/13/22	REVISION 2	SPE

PROJECT INFORMATION
 JOB: 10-055-04

**AZ3 CORONADO
 TRL HWY RT180**

42572 US 180
 ALPINE, ARIZONA 85920

SHEET TITLE

OVERALL SITE PLAN

JURISDICTIONAL APPROVAL

SHEET NUMBER

Z-1

APN: 101-12-010
 ZONING: AG

APN: 101-17-003
 ZONING: AG

APN: 101-17-003
 ZONING: AG

APN: 101-10-002
 ZONING: AG

- NEW TOWERCOM 12' WIDE ACCESS/UTILITY EASEMENT
- NEW (2) VERIZON WIRELESS EQUIPMENT CABINETS MOUNTED TO A NEW CONCRETE PAD
- NEW (9) VERIZON WIRELESS ANTENNAS, (6) RRH'S, AND (1) OVP MOUNTED TO A NEW 100' HIGH MONOPINE
- NEW TOWERCOM 50'X50' CHAIN LINK FENCE COMPOUND 8' HIGH

APN: 101-15-002T
 ZONING: AG

APN: 101-15-002V
 ZONING: AG

APN: 101-15-002U
 ZONING: AG

APN: 101-15-002C
 ZONING: AG

APN: 101-15-002E
 ZONING: AG

APN: 101-17-001B
 ZONING: AG

APN: 101-17-001E
 ZONING: AG

CORONADO TRAIL (HWY 180)

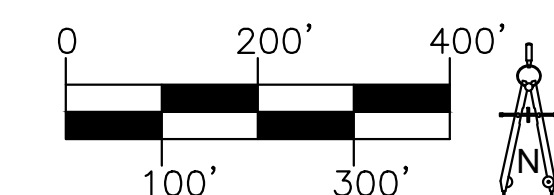
1197'-2"

1
 Z-2

727'-3"

100'-0"

958'-4"

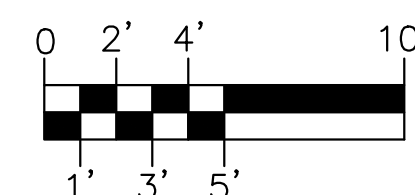
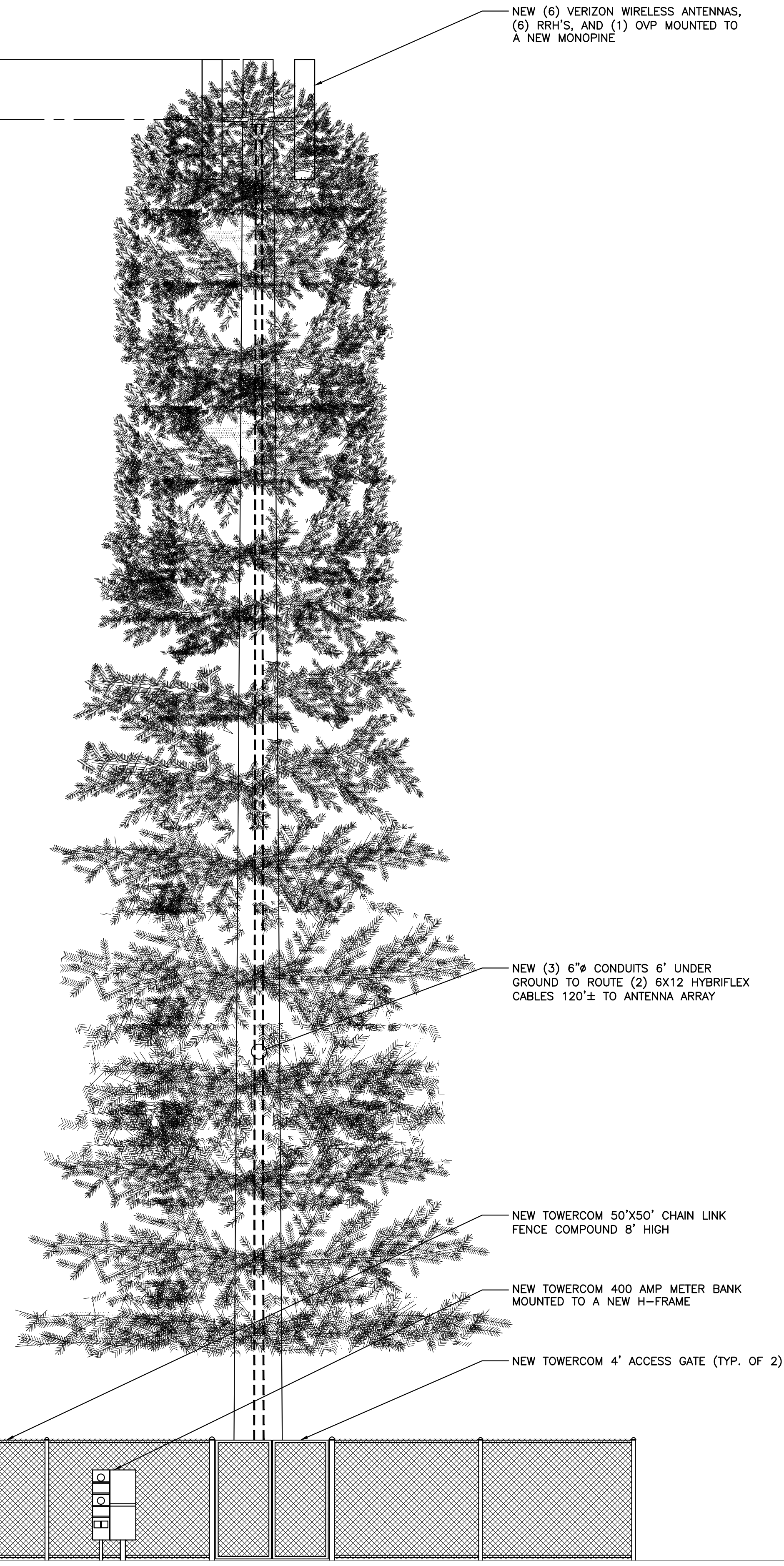


SCALE: 1" = 200'

1

100'-0" TOP OF NEW MONOPINE AND NEW VERIZON WIRELESS ANTENNAS

96'-0" RAD CENTER OF NEW VERIZON WIRELESS ANTENNAS



NORTH ELEVATION

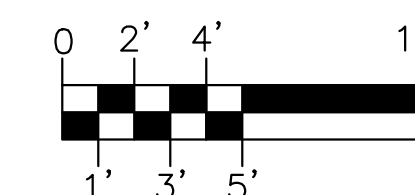
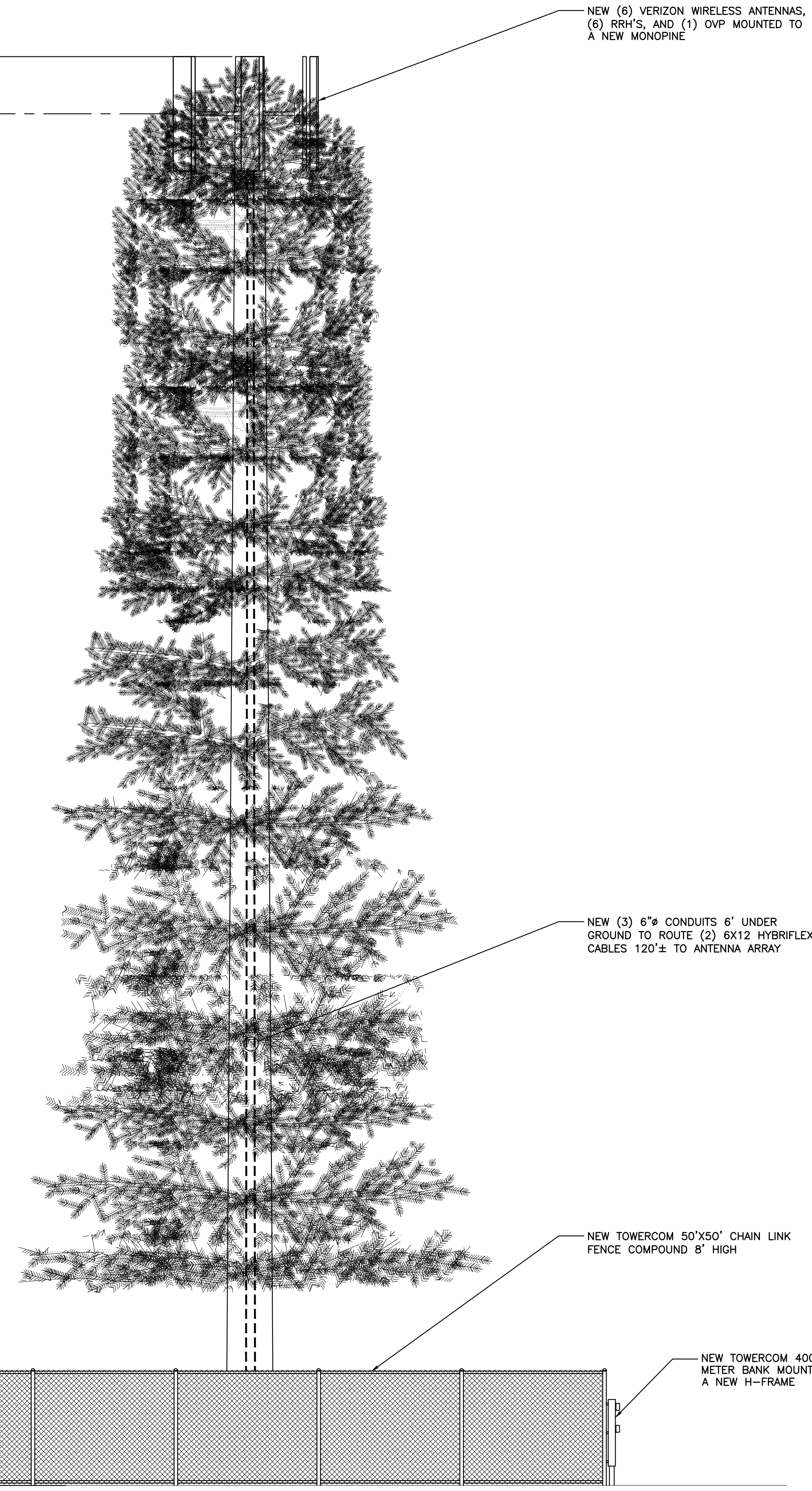
SCALE: 3/16" = 1'-0"

2

NOTES:
ALL ANTENNAS EQUIPMENT TO BE PAINTED TO MATCH POLE
ADD AN ANTENNA SOCK TO EACH ANTENNA

100'-0" TOP OF NEW MONOPINE AND NEW VERIZON WIRELESS ANTENNAS

96'-0" RAD CENTER OF NEW VERIZON WIRELESS ANTENNAS



EAST ELEVATION

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

1

NOTES:
STRUCTURAL ANALYSIS MUST BE PERFORMED BEFORE INSTALLATION OF ANY NEW ANTENNAS. STRUCTURAL ANALYSIS PROVIDED BY OTHERS

CLIENT

TowerCom.
We Connect Carriers.

CONSULTANT

COAL CREEK CONSULTING

8283 N. HAYDEN RD., STE 258
SCOTTSDALE, ARIZONA 85258
PHONE: (602) 429-0533 FAX: (480) 638-2852

ENGINEER OF RECORD

SEAL

NO.	DATE	DESCRIPTION	BY
1	09/14/22	REVIEW	DRK
2	10/06/22	REVISION 1	DRK
3	10/13/22	REVISION 2	SPE

PROJECT INFORMATION
JOB: 10-055-04

**AZ3 CORONADO
TRL HWY RT180**

42572 US 180
ALPINE, ARIZONA 85920

SHEET TITLE

ELEVATIONS

JURISDICTIONAL APPROVAL

SHEET NUMBER

Z-5

NO RFDS WAS PROVIDED ON OUR WALK

Notification Letter

Date: January 13th 2023

Request: Conditional Use Permit

Proposal: New Wireless Communication Facility (WCF)

Location: 42572 S US 180, Alpine AZ 85920 (APN: 101-10-003)

Authorized Agent: Declan Murphy for Verizon/TowerCom

Contact: Declan Murphy – (602) 326 0111 dmurphy@coal-creek.com



Dear Neighbor,

Verizon in co-operation with TowerCom is proposing a new Wireless Communication Facility (WCF) that will be designed to look like a Pine Tree (MonoPine) to be located at 42572 S US 180 in Alpine (located behind the USFS Office). The site will be designed to accommodate other wireless carriers besides Verizon. The end result will be the availability of high-speed data throughout the community of Alpine. The proposed WCF will provide residents, visitors and businesses with highest quality reliable wireless services for both personal & business, in addition to enhancing emergency services in the area.

We are getting ready to move forward with the Apache County Conditional Use Permit application process, and just wanted to reach out one more time to check if you have any questions or concerns with regards to this proposal.

In the meantime, please do not hesitate to contact me anytime if you require any information on this proposal.

Sincerely,

*Declan Murphy for Verizon/TowerCom
8283 N Hayden Road, Suite 258, Scottsdale AZ 85258
Tel: (602) 326-0111
Email: dmurphy@coal-creek.com*

NO.	DATE	DESCRIPTION	BY
1	09/14/22	REVIEW	DRK
2	10/06/22	REVISION 1	DRK
3	10/13/22	REVISION 2	SPE

PROJECT INFORMATION
 JOB: 10-055-04

**AZ3 CORONADO
 TRL HWY RT180**

42572 US 180
 ALPINE, ARIZONA 85920

SHEET TITLE

OVERALL SITE PLAN

JURISDICTIONAL APPROVAL

SHEET NUMBER

Z-1

APN: 101-12-010
 ZONING: AG

APN: 101-17-003
 ZONING: AG

APN: 101-17-003
 ZONING: AG

APN: 101-10-002
 ZONING: AG

NEW TOWERCOM 12' WIDE
 ACCESS/UTILITY EASEMENT

NEW (2) VERIZON WIRELESS EQUIPMENT
 CABINETS MOUNTED TO A NEW CONCRETE PAD

NEW (9) VERIZON WIRELESS ANTENNAS,
 (6) RRH'S, AND (1) OVP MOUNTED TO
 A NEW 100' HIGH MONOPINE

NEW TOWERCOM 50'X50' CHAIN
 LINK FENCE COMPOUND 8' HIGH

APN: 101-15-002T
 ZONING: AG

APN:
 101-15-002V
 ZONING:
 AG

APN:
 101-15-002U
 ZONING:
 AG

APN: 101-15-002C
 ZONING: AG

APN: 101-15-002E
 ZONING: AG

APN:
 101-17-001B
 ZONING:
 AG

APN:
 101-17-001E
 ZONING:
 AG

CORONADO TRAIL (HWY 180)

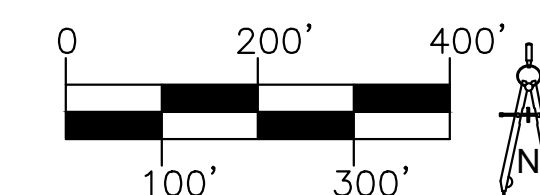
1
 Z-2

1197'-2"

727'-3"

100'-0"

958'-4"

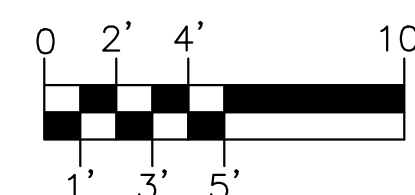
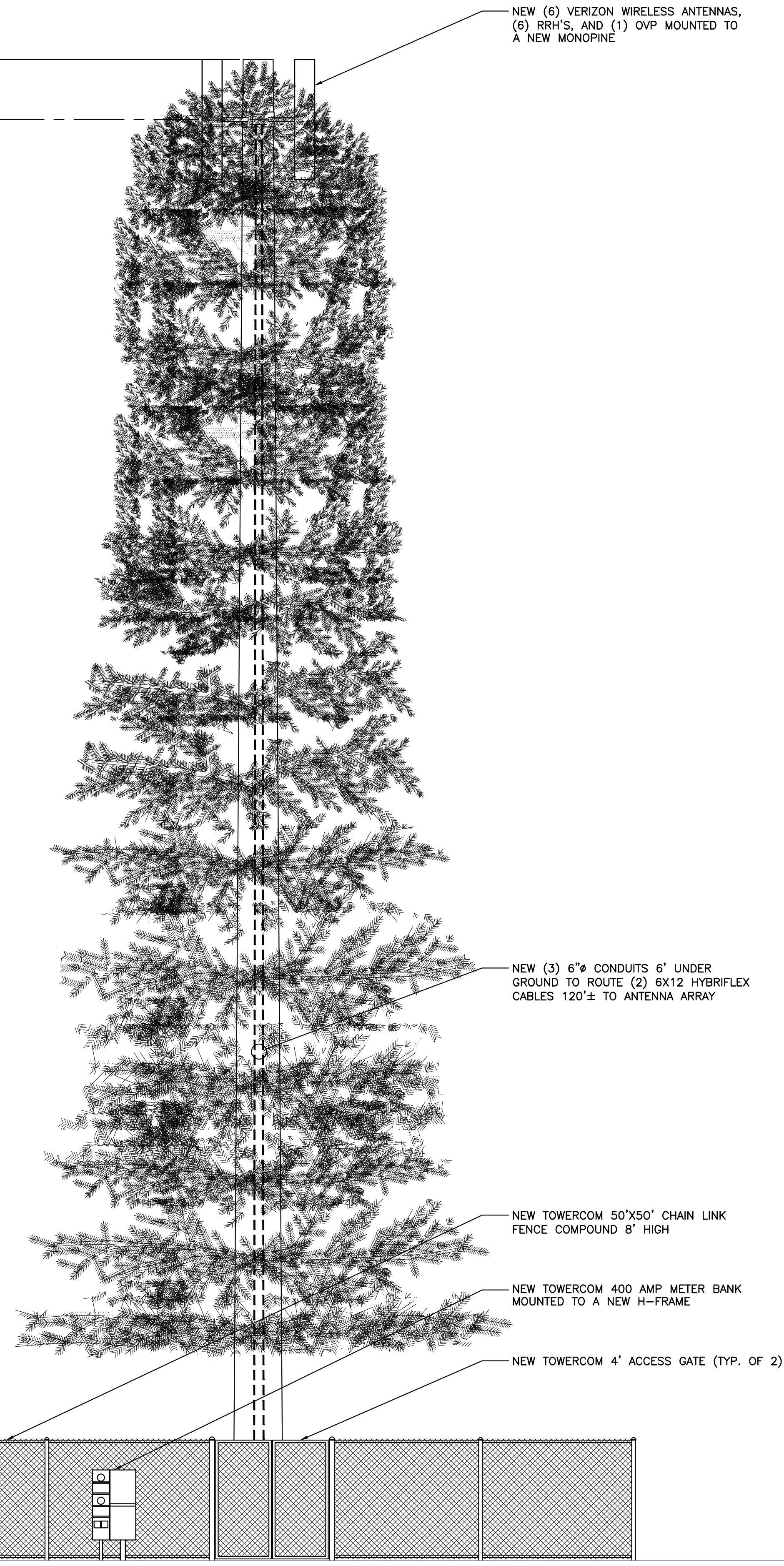


SCALE: 1" = 200'

1

100'-0" TOP OF NEW MONOPINE AND NEW VERIZON WIRELESS ANTENNAS

96'-0" RAD CENTER OF NEW VERIZON WIRELESS ANTENNAS



NORTH ELEVATION

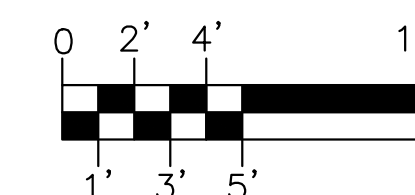
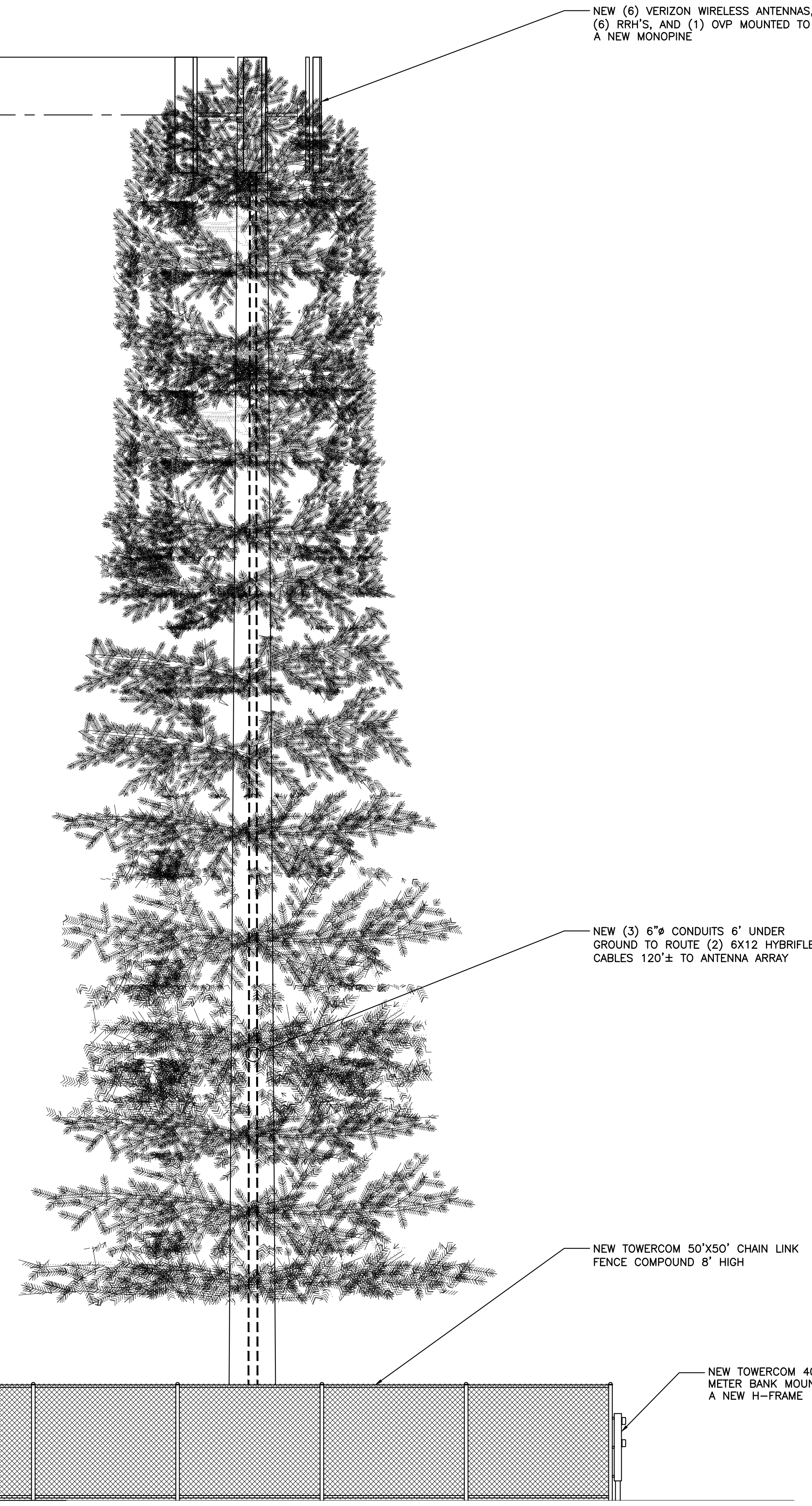
SCALE: 3/16" = 1'-0"

2

NOTES:
ALL ANTENNAS EQUIPMENT TO BE PAINTED TO MATCH POLE
ADD AN ANTENNA SOCK TO EACH ANTENNA

100'-0" TOP OF NEW MONOPINE AND NEW VERIZON WIRELESS ANTENNAS

96'-0" RAD CENTER OF NEW VERIZON WIRELESS ANTENNAS



EAST ELEVATION

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

1

NOTES:
STRUCTURAL ANALYSIS MUST BE PERFORMED BEFORE INSTALLATION OF ANY NEW ANTENNAS. STRUCTURAL ANALYSIS PROVIDED BY OTHERS

CLIENT
TowerCom.
We Connect Carriers.

CONSULTANT
COAL CREEK CONSULTING
8283 N. HAYDEN RD., STE 258
SCOTTSDALE, ARIZONA 85258
PHONE: (602) 429-0533 FAX: (480) 638-2852
ENGINEER OF RECORD

SEAL

NO.	DATE	DESCRIPTION	BY
1	09/14/22	REVIEW	DRK
2	10/06/22	REVISION 1	DRK
3	10/13/22	REVISION 2	SPE

PROJECT INFORMATION
JOB: 10-055-04

**AZ3 CORONADO
TRL HWY RT180**

42572 US 180
ALPINE, ARIZONA 85920

SHEET TITLE
ELEVATIONS

JURISDICTIONAL APPROVAL

SHEET NUMBER
Z-5

NO RFDS WAS PROVIDED ON OUR WALK

JAMES M BRENDA L HOLOUBEK
CO TRUSTEES JBH TRUST
2164 E BECK LN
PHOENIX, AZ 85022

JOHN MARK OGDEN
4653 E DESERT PARK PL
PARADISE VALLEY, AZ 85253

ALPINE 5, LLC
C/O DARREN & TERRI HARRISON
7422 W PORT AU PRINCE LANE
PEORIA, AZ 85381

ALAN R CONTRERAS
6897 S JAXEL RD
HEREFORD, AZ 85615

FRED E JR & MARY A SANDERS (JT)
PO BOX 524
ALPINE, AZ 85920

CAMACHO FAMILY TRUST
17000 S CAMINO DE LAS QUINTAS
SAHUARITA, AZ 85629

PAUL B & OLLIE M PHINIZY
PO BOX 374
ALPINE, AZ 85920

THE TACKLE SHOP LLC ENGELS
DENISE
PO BOX 834
ALPINE, AZ 85920

UNITED STATES OF AMERICA
GENERAL DELIVERY
42634 US 180
ALPINE, AZ 85920

FRANK A JR & PHYLLIS E BARNES
PO BOX 778
ALPINE, AZ 85920

COCHISE PREMIUM PROPERTIES
LLC
PO BOX 373
ALPINE, AZ 85920

HUGHES ROBERT M & DEBRA L
TRUSTEES ROBERT M & DEBRA L
HUGHES LIVING TRUST
8924 E PINNACLE PECK RD 603
SCOTTSDALE, AZ 85255

CALVIN L & SUSAN K MORRIS
7890 E HWY 95
YUMA, AZ 85365

OGAS FRANK SS
633 E CANYON ROCK RD
SAN TAN VALLEY, AZ 85143-6246

RICHARD M & SHERRIE M
CASTILLO
PO BOX 687
ALPINE, AZ 85920

MENDOZA ARTURO & ESTELLA &
STEPHEN C & RUEDAS MARC S &
DIANE M &
1231 E HARVARD AVE
GILBERT, AZ 85234

JOHN HAROLD MAY
P O BOX 566
ALPINE, AZ 85920

TERRY L FILLIPI
PO BOX 442
ALPINE, AZ 85920

JAMES D & BUNNIE L WILSON
1279 COTTONWOOD DR
SIERRA VISTA, AZ 85635

JEFFREY F CLEVINGER CPWROS
PO BOX 869
ALPINE, AZ 85920

GOLDIE H & RICHARD W BURGE
6307 W ALTA VISTA RD
LAVEEN, AZ 85339

ALPINE 5 RANCH LLC
PO BOX 373
ALPINE, AZ 85920

THE MELVIN AND SHELLY DAVIS
LIVING TRUST
PO BOX 493
ALPINE, AZ 85920

FRED & BILLIE SANDERS (JT)
81 CALLE CHICO
CLIFTON, AZ 85533

THOMAS H & RAMONA J KRACH JT
PO BOX 1115
ALPINE, AZ 85920

ALAN M METCALFE
5401 EAST HOLMES
TUCSON, AZ 85711

KAROLAK DOUGLAS J & DONNA
JANE (JTWROS)
12729 W MARTIN ROAD
CASA GRANDE, AZ 85222

JOHN H MAY
PO BOX 840
ALPINE, AZ 85920

HEARNE MARJORIE TRUSTEE
HEARNE MARITAL TRUST
1479 ENTRADA VERDE
ALAMO, CA 94507

FRED L & SARAH P HUTTANUS
(CPWROS)
10313 WOODRUFF CT
EL PASO, TX 79925

DANNY & HEATHER MARTINEZ
CPWROS
2186 S WOODLAND LN
PINETOP, AZ 85935

THE TERRY & CINDY DONHAM
LIVING TRUST
PO BOX 575
PIMA, AZ 85543

OSCAR D & PATRICIA SPANGLER
PO BOX 1519
BENSON, AZ 85602

SIAMAK & JINOUS SAMSAM
5525 NORTH SUNDOWN DRIVE
TUCSON, AZ 85718

GERALDINE WINKLER
11354 E. SAN JUANITO
TUCSON, AZ 85749

MONTIERTH LOIS BIGLER ET-ALS
C/Of RA MONTIERTH ENTERPRISES
1502 SOUTH FIRST AVE #10
SAFFORD, AZ 85546

STEVEN F DURAND II
6710 W CALLE LEJOS
PEORIA, AZ 85383

JOHN J SCOTT
C/Of HARRY PAPPAS TRUSTEE
PO BOX 265
TAYLOR, AZ 85939

ANDREW J & ANNA D SCHIAVO
18195 MOCKINGBIRD CANYON RD
RIVERSIDE, CA 92504

MICHAEL A ROBART
212 N DUTCH VALLEY RD
BENNETT, CO 80102

SUSAN S MARCELL
8565 EAST MADERA DR
SIERRA VISTA, AZ 85650

GERALD R & VALERIE HART
PO BOX 289
ALPINE, AZ 85920

Matthew Fish

From: Declan Murphy
Sent: Wednesday, February 15, 2023 9:18 AM
To: Matthew Fish
Cc: Terry Fillipi
Subject: Re: follow up question

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I trust this email

Report as malicious

G'morning Mr. Fish,
Terry and I have spoken, and I did provide some information to Terry (not from the wireless industry per say). I'm happy to provide additional information from industry sources, although 5G is relatively new which I believe is the area of concern from Terry and co-workers. The reality is that a site at the proposed location will propagate the signal out over Terry's office location, so less signal if closer to the base of the pole. As I mentioned, the current exposure from personal cellphones/wifi is far greater than any signal that will be emitted from the proposed site, and of course this is all measurable. I will touch base with Terry again this week....thx

Declan

From: Matthew Fish <mfish@co.apache.az.us>
Date: Wednesday, February 15, 2023 at 8:26 AM
To: Declan Murphy
Cc: Terry Fillipi
Subject: follow up question

Declan,

In your Citizen Participation Report, referred to Terry Fillipi wanting more information regarding RF Emissions. Did you provide Terry with the requested information?

TowerCom®

We Connect Carriers.

SITE NAME: AZ3 CORONADO TRL HWY RT180
STATE: ARIZONA
COUNTY: APACHE
DESIGN TYPE: NEW SITE BUILD

CLIENT
TowerCom.
 We Connect Carriers.

CONSULTANT
COAL CREEK CONSULTING

 8283 N. HAYDEN RD., STE 258
 SCOTTSDALE, ARIZONA 85258
 PHONE: (602) 429-0533 FAX: (480) 638-2852

ENGINEER OF RECORD

SEAL

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

2015 INTERNATIONAL BUILDING CODE
 2015 INTERNATIONAL MECHANICAL CODE
 2014 NATIONAL ELECTRICAL CODE/NFPA-70

ACCESSIBILITY REQUIREMENTS:

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

PROJECT SUMMARY

PROPERTY OWNER:
 FLYING FJ 210 LLC.
 P.O. BOX 373
 ALPINE, ARIZONA 85920
 CONTACT: FLOYD GREENE
 PHONE: (602) 818-5968

STRUCTURE OWNER:
 TOWERCOM TCVII-B
 209 CIMA DE COLINA
 PISMO BEACH, CALIFORNIA 93449
 CONTACT: MARK NAFTAL
 PHONE: (678) 642-5352

APN: 101-10-003
 ZONING CLASSIFICATION: AG
 JURISDICTION: APACHE COUNTY
 LAT: 33°50'56.868"N (33.849130) NAD83
 LONG: 109°08'53.022"W (-109.148062) NAD83
 GROUND ELEV: 7970.2' (NAVD88)

PROJECT DESCRIPTION

TOWERCOM PROPOSES TO INSTALL THE FOLLOWING ITEMS:
 ADD A DRIVE RATED FIBER VAULT AT R.O.W
 ADD A 50'X50' CHAIN LINK FENCE 8' HIGH
 ADD (2) 6"Ø CONCRETE FILLED BOLLARDS
 ADD 3/4" MINUS GRAVEL OVER A WEED BARRIER
 ADD 400 AMP MULTIP METER PACK ON H-FRAME
 ADD FIBER VAULT AT COMPOUND
 ADD (2) 4' WIDE CHAN LINK ACCESS GATES
 ADD A 100' HIGH MONOPINE

VERIZON WIRELESS PROPOSES TO INSTALL THE FOLLOWING ITEMS:
 ADD A INTEGRATED LOAD CENTER ON NEW H-FRAME
 ADD A A.T.S ON NEW H-FRAME
 ADD A 4'X8' CONCRETE PAD FOR GENERATOR
 ADD A 211 GALLON DIESEL GENERATOR
 ADD A 4'X12' CONCRETE PAD FOR CABINETS
 ADD (2) COMMSCOPE EQUIPMENT CABINET'S
 ADD (3) 6"Ø CONDUITS FROM EQUIPMENT TO POLE
 ADD (2) 6X12 HYBRIFLEX CABLE'S UP TO ANTENNA ARRAY
 ADD (2) 3-SECTOR MONOPINE T-ARM FRAMES WITH STANDOFFS
 ADD (1) TOWER TOP OVP
 ADD (6) RRR'S, (2) PER SECTOR
 ADD (6) ANTENNAS, (2) PER SECTOR
 ADD AN ANTENNA SOCK TO EACH ANTENNA

PROJECT TEAM

PROJECT MANAGER:
 TOWERCOM TCVII-B
 209 CIMA DE COLINA
 PISMO BEACH, CALIFORNIA 93449
 CONTACT: MARK NAFTAL
 PHONE: (678) 642-5352

CONSTRUCTION MANAGER:
 COAL CREEK CONSULTING
 8283 N. HAYDEN RD. SUITE 258
 SCOTTSDALE, ARIZONA 85258
 CONTACT: RUDY LOPEZ
 PHONE: (623) 252-7242

SITE ACQ. CONSULTANT:
 COAL CREEK CONSULTING
 8283 N. HAYDEN RD. SUITE 258
 SCOTTSDALE, ARIZONA 85258
 CONTACT: BILL KONING
 PHONE: (480) 209-0945

A&F DESIGN:
 COAL CREEK CONSULTING
 8283 N. HAYDEN RD. SUITE 258
 SCOTTSDALE, ARIZONA 85258
 CONTACT: SHAWN EVANS
 PHONE (602) 758-5829

SURVEYOR:
 RLF CONSULTING
 2165 W. PECOS RD., SUITE 5
 CHANDLER, ARIZONA 85224
 CONATCT: BEN BUTWINSKI
 PHONE (602) 794-5805

SHEET INDEX

T-1 TITLE SHEET, VICINITY MAP & GENERAL INFO.
 LS-1 BOUNDARY DETAIL
 LS-2 LEGAL DESCRIPTION
 LS-3 TOPOGRAPHIC SURVEY

ZONING:
 Z-1 OVERALL SITE PLAN
 Z-2 SITE PLAN
 Z-3 ENLARGED SITE PLAN
 Z-4 ENLARGED DIMENSION AND ANTENNA PLAN
 Z-5 ELEVATIONS
 Z-6 DETAILS

NO.	DATE	DESCRIPTION	BY
1	09/14/22	REVIEW	DRK
2	10/06/22	REVISION 1	DRK
3	10/13/22	REVISION 2	SPE

PROJECT INFORMATION
 JOB: 10-055-04

**AZ3 CORONADO
 TRL HWY RT180**

42572 US 180
 ALPINE, ARIZONA 85920

SHEET TITLE

**TITLE SHEET, VICINITY
 MAP & GENERAL
 INFORMATION**

JURISDICTIONAL APPROVAL

SHEET NUMBER

T-1

VICINITY MAP



DRIVING DIRECTIONS

FROM THE VERIZON WIRELESS OFFICE:
 TAKE THE AZ-60 E. FOR GLOBE AZ. CONTINUE ON 60 N.E. FOR EAGER AZ.. TURN RIGHT ON S. HIGHWAY 180 FOR ALPINE AZ. IN ALPINE AFTER YOU PASS COLORADOS LN THE EXISTING PROPERTY WILL BE ON YOUR RIGHT.

NO RFDS WAS PROVIDED ON OUR WALK

SURVEYOR NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE CO., ORDER NO.: 01984319-295-NA-QB2 EFFECTIVE DATE: 03/30/2022.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. 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.

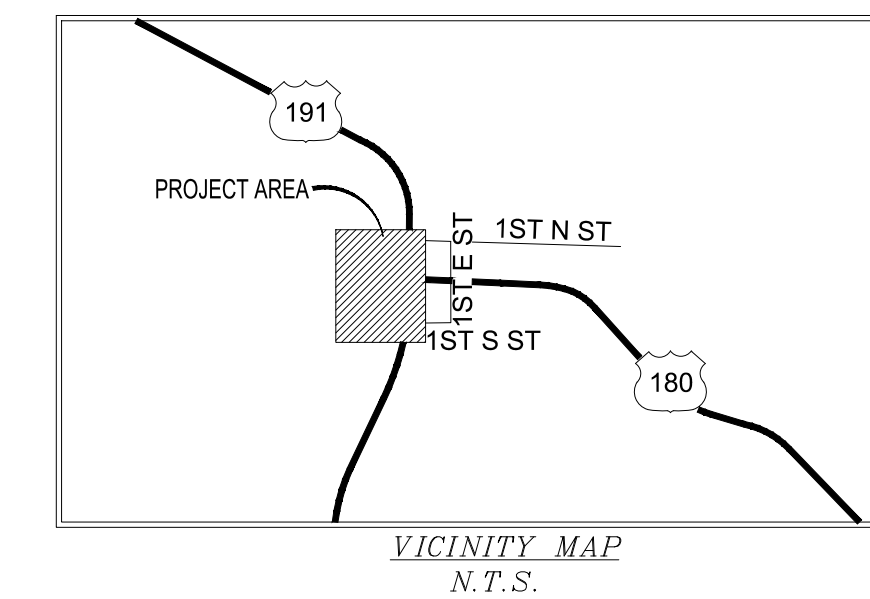
PROJECT META DATA

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 12B SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE EAST, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 06/03/22.

FLOOD ZONE DESIGNATION

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "D" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04001C5082E DATED 09/28/2007.

FLOOD ZONE "D" IS DEFINED AS: AN AREA OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS



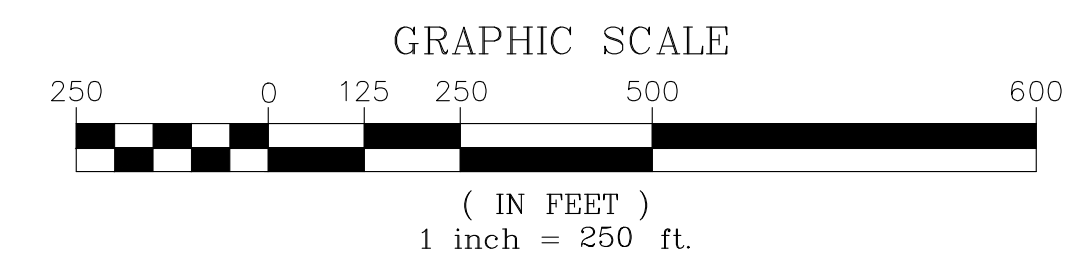
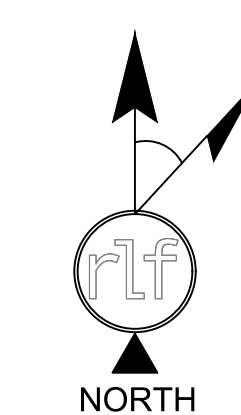
LEGEND

- ⊙ ALUMINUM CAP FLUSH (ACFL)
- CALCULATED POSITION
- ⊞ ELECTRIC METER
- ⚡ POWER POLE
- DOWN GUY
- ⬇ POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- RIGHT-OF-WAY LINE
- SECTION LINE
- EASEMENT LINE
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- OHE — OHE OVERHEAD ELECTRIC LINE

SCHEDULE B EXCEPTIONS

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: UTILITIES
RECORDING NO: DOCKET 265, PAGE 591
(PARCEL 1)

ITEMS 1-8, AND 10 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.



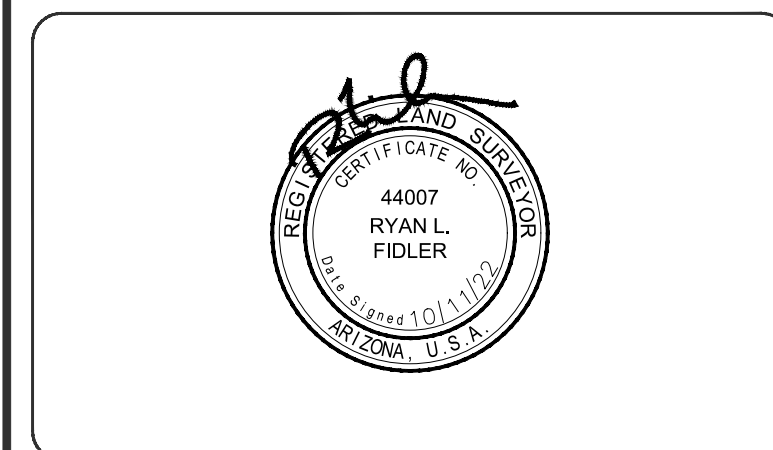
126 W. GEMINI DR.
TEMPE, AZ 85283



2166 E. UNIVERSITY DR., STE 201
TEMPE, ARIZONA 85281
PHONE: (480) 638-2600 FAX: (480) 638-2852

FIELD BY:	TG
DRAWN BY:	GAC
CHECKED BY:	RLF

REVISIONS		
NO.	DATE	DESCRIPTION
1	10/11/22	FINAL
0	06/22/22	TITLE REVIEW



REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.
15006212

SITE NAME:
AZ3 CORONADO TRL HWY 180

SITE ADDRESS:
42572 US 180
ALPINE, AZ 85920

SHEET TITLE:
BOUNDARY DETAIL

SHEET NO.
LS-1

REVISION:

LESSOR'S LEGAL DESCRIPTION (APN: 101-10-003)
THE LAND REFERRED TO HEREIN BELOW IS SITUATED ALPINE, IN THE COUNTY OF APACHE, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:
THE WEST 61 RODS OF THE NORTH 80 RODS OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 30 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, APACHE COUNTY, ARIZONA;

EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 89 DEGREES 00 MINUTES WEST, ALONG THE NORTH BOUNDARY OF SAID SECTION 11, A DISTANCE OF 1623.7 FEET TO THE WEST BOUNDARY LINE OF U.S. HIGHWAY 666; THENCE SOUTH 00 DEGREES 08 MINUTES WEST, ALONG THE SAID BOUNDARY, A DISTANCE OF 443.5 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 08 MINUTES WEST, ALONG SAID RIGHT OF WAY BOUNDARY, A DISTANCE OF 293.0 FEET; THENCE NORTH 89 DEGREES 00 MINUTES WEST, A DISTANCE OF 400.0 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES 08 MINUTES EAST, A DISTANCE OF 293.0 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 00 MINUTES EAST, A DISTANCE OF 400.0 FEET TO THE POINT OF BEGINNING;

AND EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 11; THENCE SOUTH 1 DEGREES 9 MINUTES EAST, A DISTANCE OF 1112.50 FEET TO A HALF INCH STEEL PINE, BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 23 MINUTES EAST, A DISTANCE OF 268.75 FEET; THENCE SOUTH 70 DEGREES 13 MINUTES EAST, A DISTANCE OF 168.75 FEET; THENCE SOUTH 49 DEGREES 23 MINUTES EAST, A DISTANCE OF 135.95 FEET; THENCE SOUTH 13 DEGREES 21 MINUTES EAST, A DISTANCE OF 100 FEET; THENCE NORTH 88 DEGREE 21 MINUTES WEST, A DISTANCE OF 550 FEET; THENCE NORTH 1 DEGREES 19 MINUTES WEST, A DISTANCE OF 220 FEET TO THE TRUE POINT OF BEGINNING;

AND EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES SOUTH 73 DEGREES 02 MINUTES 03 SECONDS EAST, A DISTANCE OF 1213.64 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 2 AND 11, TOWNSHIP 5 NORTH, RANGE 30 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, APACHE COUNTY, ARIZONA; THENCE SOUTH 86 DEGREES 56 MINUTES 36 SECONDS WEST, A DISTANCE OF 330 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 53 SECONDS WEST, A DISTANCE OF 210.00 FEET; THENCE NORTH 86 DEGREES 56 MINUTES 36 SECONDS EAST, A DISTANCE OF 330.00 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 53 SECONDS EAST, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING;

AND EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 11; THENCE SOUTH 73 DEGREES 02 MINUTES 03 SECONDS EAST, A DISTANCE OF 1213.64 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 48 MINUTES 12 SECONDS EAST, A DISTANCE OF 108.42 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 49 SECONDS WEST, A DISTANCE OF 329.56; THENCE NORTH 00 DEGREES 54 MINUTES 54 SECONDS WEST, A DISTANCE OF 97.26 FEET; THENCE NORTH 86 DEGREES 56 MINUTES 36 SECONDS EAST, A DISTANCE OF 330.00 FEET TO THE TRUE POINT OF BEGINNING;

AND EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:
COMMENCING AT THE B.L.M BRASS CAP SURVEY MARKER MARKING THE QUARTER CORNER ON THE NORTH SIDE OF SAID SECTION 11; THENCE SOUTH 56 DEGREES 55 MINUTES 51 SECONDS EAST, A DISTANCE OF 1387.05 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 666 AND ON THE CORNER OF A FENCE LINE RUNNING WEST AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 06 MINUTES 27 SECONDS WEST, ALONG THE SAID FENCE LINE, A DISTANCE OF 421.60 FEET; THENCE SOUTH 00 DEGREES 53 MINUTES 33 SECONDS EAST, A DISTANCE OF 553.26 FEET TO A FENCE LINE; THENCE SOUTH 88 DEGREES 41 MINUTES 43 SECONDS EAST, AND ALONG THE SAID FENCE LINE, A DISTANCE OF 335.19 FEET TO A POINT ON THE FENCE LINE ALONG THE WEST RIGHT OF WAY OF SAID HIGHWAY 666; THENCE NORTHEASTERLY ALONG THE SAID FENCE LINE OF THE WEST RIGHT OF WAY LINE OF SAID HIGHWAY 666, SAID RIGHT OF WAY BEING ON A CURVE CONCAVE TO THE WEST, A DISTANCE OF 573.67 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2

THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 30 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, APACHE COUNTY, ARIZONA;

EXCEPT THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER THEREOF;

EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 2, A DISTANCE OF 1857.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREE 52 MINUTES 00 SECONDS EAST, A DISTANCE OF 86.32 FEET; THENCE SOUTH 13 DEGREES 56 MINUTES 40 SECONDS WEST, A DISTANCE OF 436.04 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 260; THENCE NORTH 48 DEGREES 53 MINUTES 30 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 94.95 FEET; THENCE NORTH 7 DEGREES 53 MINUTES 10 SECONDS EAST, A DISTANCE OF 218.30 FEET; THENCE NORTH 22 DEGREES 22 MINUTES 50 SECONDS EAST, A DISTANCE OF 158.47 FEET TO THE POINT OF BEGINNING;

AND EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 52 MINUTES EAST, A DISTANCE OF 1898.4 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28 DEGREES 09 MINUTES WEST, A DISTANCE OF 370.1 FEET TO THE NORTH RIGHT OF WAY BOUNDARY OF HIGHWAY 260; THENCE NORTH 48 DEGREES 53 MINUTES 30 SECONDS WEST, ALONG SAID BOUNDARY, A DISTANCE OF 132.2 FEET; THENCE NORTH 28 DEGREES 09 MINUTES EAST, A DISTANCE OF 271.9 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES EAST, A DISTANCE OF 145.9 FEET TO THE POINT OF BEGINNING;

AND EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 2; THENCE NORTH 89 DEGREES 57 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 57 MINUTE 45 SECONDS EAST, ALONG THE SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 598.80 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY BOUNDARY OF U.S. HIGHWAY 180; THENCE SOUTH 61 DEGREES 35 MINUTES 01 SECONDS EAST, ALONG THE SAID SOUTHERLY RIGHT OF WAY BOUNDARY OF HIGHWAY 180, A DISTANCE OF 573.00 FEET; THENCE SOUTH 28 DEGREES 24 MINUTES 59 SECONDS WEST, A DISTANCE OF 320.00 FEET; THENCE NORTH 61 DEGREES 35 MINUTES 01 SECONDS WEST, A DISTANCE OF 491.87 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 45 SECONDS WEST AND PARALLEL TO THE NORTH SIDE OF THE SOUTHWEST QUARTER OF SECTION 2, A DISTANCE OF 516.33 FEET; THENCE NORTH 0 DEGREES 04 MINUTES 49 SECONDS EAST AND PARALLEL TO THE WEST SIDE OF SECTION 2, A DISTANCE OF 320.00 FEET TO THE POINT OF BEGINNING;

AND EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 30 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, APACHE COUNTY, ARIZONA, A G.L.O. MONUMENT; THENCE RUN SOUTH 89 DEGREES 52 MINUTES EAST, 1214.7 FEET TO THE NORTH RIGHT-OF-WAY BOUNDARY OF HIGHWAY 260, THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 52 MINUTES EAST, 537.8 FEET; THENCE RUN SOUTH 28 DEGREES 09 MINUTES WEST, 271.9 FEET TO THE NORTH BOUNDARY OF SAID HIGHWAY 260; THENCE RUN NORTH 48 DEGREES 53 MINUTES 30 SECONDS WEST ALONG SAID BOUNDARY, 162.1 FEET; THENCE RUN ALONG A CURVE (HAVING A RADIUS OF 550 FEET AND CONCAVE TO THE LEFT), 255.7 FEET; THENCE RUN ALONG SAID BOUNDARY NORTH 75 DEGREES 31 MINUTES 30 SECONDS WEST, 65.3 FEET TO THE TRUE POINT OF BEGINNING;

AND EXCEPT THAT PART THEREOF CONVEYED TO THE STATE OF ARIZONA BY INSTRUMENT RECORDED IN DOCKET 147, PAGE 401, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SECTION 2, WHICH POINT IS SOUTH 86 DEGREES 55 MINUTES 04 SECONDS EAST, A DISTANCE OF 1118.34 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 2; THENCE NORTH 00 DEGREES 24 MINUTES 06 SECONDS EAST, A DISTANCE OF 174.31 FEET; THENCE NORTH 2 DEGREES 30 MINUTES 53 SECONDS WEST, A DISTANCE OF 283.96 FEET; THENCE FROM A LOCAL TANGENT BEARING OF NORTH 8 DEGREES 35 MINUTES 54 SECONDS WEST, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 854.93 FEET, A DISTANCE OF 715.69 FEET; THENCE NORTH 62 DEGREES 38 MINUTES 42 SECONDS WEST, A DISTANCE OF 283.99 FEET; THENCE NORTH 65 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 201.69 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 11,599.16 FEET, A DISTANCE OF 806.99

FEET; THENCE NORTH 61 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 2674.35 FEET TO A POINT IN THE WEST LINE OF SAID SECTION 2, WHICH POINT IS NORTH 00 DEGREES 14 MINUTES 14 SECONDS EAST, A DISTANCE OF 349.27 FEET FROM THE WEST QUARTER CORNER THEREOF; THENCE ALONG SAID WEST SECTION LINE, NORTH 0 DEGREES 14 MINUTES 14 SECONDS EAST, A DISTANCE OF 226.94 FEET TO A POINT WHICH IS SOUTH 0 DEGREES 14 MINUTES 14 SECONDS WEST, A DISTANCE OF 1919.58 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 2; THENCE SOUTH 61 DEGREES 33 MINUTES 44 SECONDS EAST, A DISTANCE OF 231.59 FEET; THENCE NORTH 28 DEGREES 26 MINUTES 16 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 61 DEGREES 33 MINUTES 44 SECONDS EAST, A DISTANCE OF 268.00 FEET; THENCE SOUTH 28 DEGREES 26 MINUTES 16 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 61 DEGREES 33 MINUTES 44 SECONDS EAST, A DISTANCE OF 2282.00 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 11,359.16 FEET, A DISTANCE OF 793.02 FEET; THENCE SOUTH 65 DEGREES 33 MINUTES 44 SECONDS EAST, A DISTANCE OF 201.69 FEET; THENCE SOUTH 62 DEGREES 29 MINUTES 15 SECONDS EAST, A DISTANCE OF 315.36 FEET; THENCE FROM A LOCAL TANGENT BEARING OF SOUTH 56 DEGREES 33 MINUTES 44 SECONDS EAST, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1054.93 FEET, A DISTANCE OF 883.11 FEET; THENCE SOUTH 2 DEGREES 38 MINUTES 12 SECONDS EAST, A DISTANCE OF 162.63 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 04 SECONDS WEST, A DISTANCE OF 49.84 FEET; THENCE SOUTH 2 DEGREES 38 MINUTES 12 SECONDS EAST, A DISTANCE OF 153.32 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 06 SECONDS WEST, A DISTANCE OF 176.09 FEET TO A POINT IN THE AFORESAID SOUTH LINE OF SAID SECTION 2, WHICH POINT IS NORTH 88 DEGREES 55 MINUTES 04 SECONDS WEST, A DISTANCE OF 1518.31 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE ALONG SAID SOUTH SECTION LINE, NORTH 88 DEGREES 55 MINUTES 04 SECONDS WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 2, MONUMENTED BY A 3 1/4 INCH ALUMINUM CAP FROM WHICH A 3 INCH BRASS CAP MONUMENTING THE CENTER OF SECTION 2, BEARS NORTH 89 DEGREES 59 MINUTES 15 SECONDS EAST; THENCE ALONG THE EAST-WEST MID-SECTION LINE, SOUTH 89 DEGREES 59 MINUTES 15 SECONDS EAST, A DISTANCE OF 10.47 FEET TO A REBAR W/PLASTIC CAP LS 47854; THENCE LEAVING SAID MID-SECTION LINE, SOUTH 00 DEGREES 45 MINUTES 54 SECONDS WEST, A DISTANCE OF 288.84 FEET TO A REBAR W/PLASTIC CAP LS 47854; THENCE SOUTH 00 DEGREES 17 MINUTES 12 SECONDS WEST, A DISTANCE OF 205.83 FEET TO A REBAR W/PLASTIC CAP LS 47854; THENCE SOUTH 00 DEGREES 55 MINUTES 26 SECONDS EAST, A DISTANCE OF 80.19 FEET TO A REBAR W/PLASTIC CAP LS 47854; THENCE NORTH 89 DEGREES 56 MINUTES 02 SECONDS WEST, A DISTANCE OF 8.04 FEET TO A REBAR W/TAG LS 47854 ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 06 MINUTES 54 SECONDS EAST, A DISTANCE OF 574.77 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:
THE WEST 31 RODS OF THE SOUTH 80 RODS OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 30 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, APACHE COUNTY, ARIZONA;

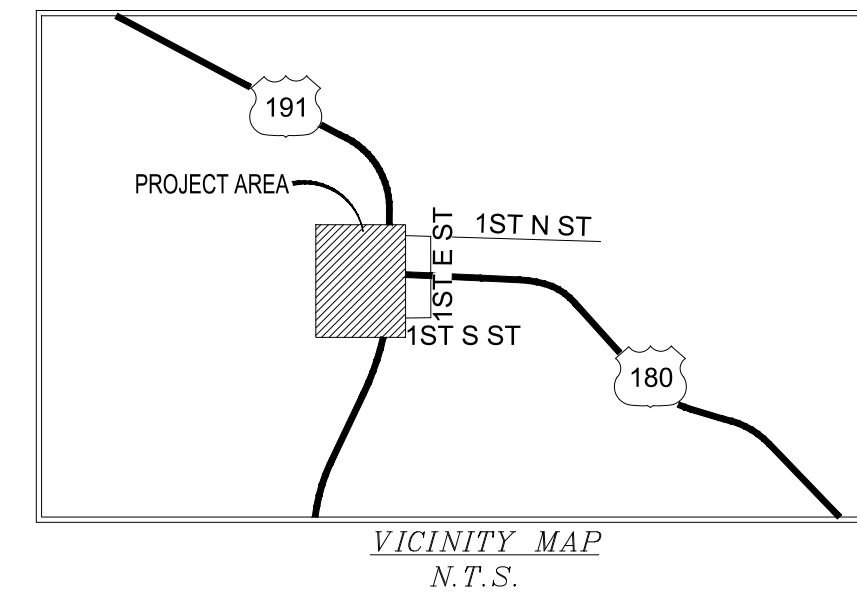
EXCEPT THAT PART THEREOF CONVEYED TO THE STATE OF ARIZONA BY INSTRUMENT RECORDED IN DOCKET 147, PAGE 401, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SECTION 2, WHICH POINT IS SOUTH 86 DEGREES 55 MINUTES 04 SECONDS EAST, A DISTANCE OF 1118.34 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 2; THENCE NORTH 00 DEGREES 24 MINUTES 06 SECONDS EAST, A DISTANCE OF 174.31 FEET; THENCE NORTH 2 DEGREES 30 MINUTES 53 SECONDS WEST, A DISTANCE OF 283.96 FEET; THENCE FROM A LOCAL TANGENT BEARING OF NORTH 8 DEGREES 35 MINUTES 54 SECONDS WEST, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 854.93 FEET, A DISTANCE OF 715.69 FEET; THENCE NORTH 62 DEGREES 38 MINUTES 42 SECONDS WEST, A DISTANCE OF 283.99 FEET; THENCE NORTH 65 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 201.69 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 11,599.16 FEET, A DISTANCE OF 806.99 FEET; THENCE NORTH 61 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 2674.35 FEET TO A POINT IN THE WEST LINE OF SAID SECTION 2, WHICH POINT IS NORTH 00 DEGREES 14 MINUTES 14 SECONDS EAST, A DISTANCE OF 349.27 FEET FROM THE WEST QUARTER CORNER THEREOF; THENCE ALONG SAID WEST SECTION LINE, NORTH 0 DEGREES 14 MINUTES 14 SECONDS EAST, A DISTANCE OF 226.94 FEET TO A POINT WHICH IS SOUTH 0 DEGREES 14 MINUTES 14 SECONDS WEST, A DISTANCE OF 1919.58 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 2; THENCE SOUTH 61 DEGREES 33 MINUTES 44 SECONDS EAST, A DISTANCE OF 231.59 FEET; THENCE NORTH 28 DEGREES 26 MINUTES 16 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 61 DEGREES 33 MINUTES

44 SECONDS EAST, A DISTANCE OF 268.00 FEET; THENCE SOUTH 28 DEGREES 26 MINUTES 16 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 61 DEGREES 33 MINUTES 44 SECONDS EAST, A DISTANCE OF 2282.00 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 11,359.16 FEET, A DISTANCE OF 793.02 FEET; THENCE SOUTH 65 DEGREES 33 MINUTES 44 SECONDS EAST, A DISTANCE OF 201.69 FEET; THENCE SOUTH 62 DEGREES 29 MINUTES 15 SECONDS EAST, A DISTANCE OF 315.36 FEET; THENCE FROM A LOCAL TANGENT BEARING OF SOUTH 56 DEGREES 33 MINUTES 44 SECONDS EAST, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1054.93 FEET, A DISTANCE OF 883.11 FEET; THENCE SOUTH 2 DEGREES 38 MINUTES 12 SECONDS EAST, A DISTANCE OF 162.63 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 04 SECONDS WEST, A DISTANCE OF 49.84 FEET; THENCE SOUTH 2 DEGREES 38 MINUTES 12 SECONDS EAST, A DISTANCE OF 153.32 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 06 SECONDS WEST, A DISTANCE OF 176.09 FEET TO A POINT IN THE AFORESAID SOUTH LINE OF SAID SECTION 2, WHICH POINT IS NORTH 88 DEGREES 55 MINUTES 04 SECONDS WEST, A DISTANCE OF 1518.31 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE ALONG SAID SOUTH SECTION LINE, NORTH 88 DEGREES 55 MINUTES 04 SECONDS WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 4:
THE EAST 30 RODS OF THE WEST 61 RODS OF THE SOUTH 80 RODS OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 30 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, APACHE COUNTY, ARIZONA;

EXCEPT THAT PORTION THEREOF LYING NORTH OF U.S. HIGHWAY NO. 260; AND EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 45 RODS EAST AND 11 RODS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTHEASTERLY ALONG U.S. HIGHWAY 260, A DISTANCE OF 12 RODS; THENCE SOUTH 12 RODS; THENCE NORTHWESTERLY 12 RODS; THENCE NORTH 12 RODS TO THE POINT OF BEGINNING;

AND EXCEPT THAT PART THEREOF CONVEYED TO THE STATE OF ARIZONA BY INSTRUMENT RECORDED IN DOCKET 147, PAGE 401, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SECTION 2, WHICH POINT IS SOUTH 86 DEGREES 55 MINUTES 04 SECONDS EAST, A DISTANCE OF 1118.34 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 2; THENCE NORTH 00 DEGREES 14 MINUTES 14 SECONDS EAST, A DISTANCE OF 349.27 FEET FROM THE WEST QUARTER CORNER THEREOF; THENCE ALONG SAID WEST SECTION LINE, NORTH 0 DEGREES 14 MINUTES 14 SECONDS EAST, A DISTANCE OF 226.94 FEET TO A POINT WHICH IS SOUTH 0 DEGREES 14 MINUTES 14 SECONDS WEST, A DISTANCE OF 1919.58 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 2; THENCE SOUTH 61 DEGREES 33 MINUTES 44 SECONDS EAST, A DISTANCE OF 231.59 FEET; THENCE NORTH 28 DEGREES 26 MINUTES 16 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 61 DEGREES 33 MINUTES 44 SECONDS EAST, A DISTANCE OF 268.00 FEET; THENCE SOUTH 28 DEGREES 26 MINUTES 16 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 61 DEGREES 33 MINUTES 44 SECONDS EAST, A DISTANCE OF 2282.00 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 11,359.16 FEET, A DISTANCE OF 793.02 FEET; THENCE SOUTH 65 DEGREES 33 MINUTES 44 SECONDS EAST, A DISTANCE OF 201.69 FEET; THENCE SOUTH 62 DEGREES 29 MINUTES 15 SECONDS EAST, A DISTANCE OF 315.36 FEET; THENCE FROM A LOCAL TANGENT BEARING OF SOUTH 56 DEGREES 33 MINUTES 44 SECONDS EAST, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1054.93 FEET, A DISTANCE OF 883.11 FEET; THENCE SOUTH 2 DEGREES 38 MINUTES 12 SECONDS EAST, A DISTANCE OF 162.63 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 04 SECONDS WEST, A DISTANCE OF 49.84 FEET; THENCE SOUTH 2 DEGREES 38 MINUTES 12 SECONDS EAST, A DISTANCE OF 153.32 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 06 SECONDS WEST, A DISTANCE OF 176.09 FEET TO A POINT IN THE AFORESAID SOUTH LINE OF SAID SECTION 2, WHICH POINT IS NORTH 88 DEGREES 55 MINUTES 04 SECONDS WEST, A DISTANCE OF 1518.31 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE ALONG SAID SOUTH SECTION LINE, NORTH 88 DEGREES 55 MINUTES 04 SECONDS WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

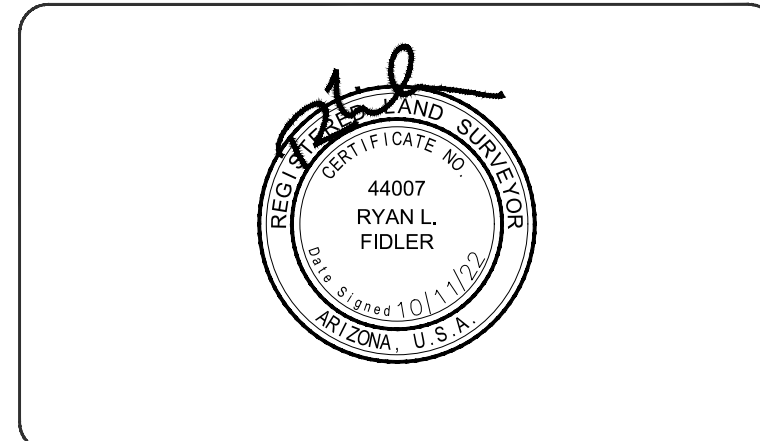


verizon
126 W. GEMINI DR.
TEMPE, AZ 85283

COAL CREEK CONSULTING
2166 E. UNIVERSITY DR., STE 201
TEMPE, ARIZONA 85281
PHONE: (480) 638-2600 FAX: (480) 638-2852

FIELD BY:	TG
DRAWN BY:	GAC
CHECKED BY:	RLF

REVISIONS		
NO.	DATE	DESCRIPTION
1	10/11/22	FINAL
0	06/22/22	TITLE REVIEW



REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.
15006212
SITE NAME:
AZ3 CORONADO TRL HWY 180

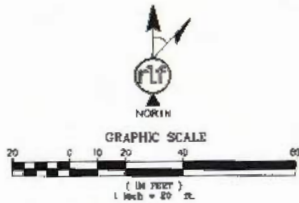
SITE ADDRESS:
42572 US 180
ALPINE, AZ 85920

SHEET TITLE:
LEGAL DESCRIPTION

SHEET NO. LS-2	REVISION:
--------------------------	-----------

LEGEND

- ALUMINUM CAP FLUKE (ACFL)
- CALCULATED POSITION
- ⊕ ELECTRIC METER
- POWER POLE
- DOWN GUY
- POSITION OF GEODETIC COORDINATES
- PROPERTY LINE (CIR/EA)
- SECTION LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- OVERHEAD ELECTRIC LINE



**NORTH 1/4 CORNER
SECTION 11, T.5N., R.30 E.
P.O.C. LEASE AREA &
EASEMENTS**

CURVE TABLE					
CURVE	LENGTH	ANGLE	DELTA	CHORD MAG.	CHORD BEARING
C1	21.87	21.80	89°58'31"	2047' 39" 15.70	28.00
C2	14.16	8.20	90°29'57"	2047' 09" 89.70	12.70
C3	18.84	12.00	89°57'37"	2047' 14" 11.80	16.80
C4	15.84	12.00	89°57'37"	2047' 14" 11.80	16.80
C5	15.20	21.80	89°57'37"	2047' 14" 11.80	20.87
C6	6.86	8.04	89°58'22"	2047' 39" 15.70	12.28

LINE	LENGTH	BEARING
L1	12.00	S0° 00' 00"E
L2	54.51	N80° 00' 00"E
L3	37.95	S0° 02' 29"E
L4	15.00	N90° 00' 00"E
L5	37.97	N0° 00' 00"E
L6	12.00	N1° 38' 33"W
L7	50.00	S0° 00' 00"E
L8	50.00	N90° 00' 00"E
L9	50.00	N0° 00' 00"E
L10	50.00	N80° 00' 00"W
L11	28.68	S40° 30' 23"E
L12	2.50	S65° 55' 23"W
L13	8.83	S1° 38' 33"E

(P) ACCESS UTILITY EASEMENT 1 LEGAL DESCRIPTION
A PORTION OF THE PARCEL DESCRIBED IN WARRANTY DEED 200-087201 DATED 08/20/03 AND BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 11, TOWNSHIP 5 NORTH, RANGE 30 EAST, APACHE COUNTY, STATE OF ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11, THENCE SOUTH 89°29'57" EAST ALONG THE NORTH LINE OF SAID SECTION 11, 108.87 FEET, THENCE SOUTH 0°00'00" EAST, 74.4 FEET TO THE POINT OF BEGINNING.
THENCE SOUTH BY 89°29'57" EAST, A DISTANCE OF 43.8 FEET,
TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 21.87 FEET, CHORD BEARING SOUTH 41°29'18" WEST, 12.70 FEET,
THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°58'31", AN ARC LENGTH OF 21.87 FEET,
THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 24.71 FEET,
TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 9.08 FEET, CHORD BEARING SOUTH 48°00'00" WEST, 12.73 FEET,
THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°58'31", AN ARC LENGTH OF 9.08 FEET,
THENCE SOUTH 89°58'31" WEST, A DISTANCE OF 9.08 FEET,
THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 12.00 FEET,
TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET, CHORD BEARING SOUTH 48°00'00" WEST, 12.73 FEET,
THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°58'31", AN ARC LENGTH OF 12.00 FEET,
THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 32.95 FEET,
THENCE NORTH 89°29'57" EAST, A DISTANCE OF 51.21 FEET,
TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 14.16 FEET, CHORD BEARING NORTH 48°00'00" EAST, 16.80 FEET,
THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°58'31", AN ARC LENGTH OF 14.16 FEET,
THENCE NORTH 89°29'57" EAST, A DISTANCE OF 32.95 FEET,
TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, CHORD BEARING NORTH 47°00'00" EAST, 12.89 FEET,
THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°58'31", AN ARC LENGTH OF 15.00 FEET,
THENCE NORTH 89°29'57" EAST, A DISTANCE OF 24.71 FEET,
TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3.00 FEET, CHORD BEARING NORTH 47°00'00" EAST, 12.89 FEET,
THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°58'31", AN ARC LENGTH OF 3.00 FEET,
THENCE NORTH 89°29'57" EAST, A DISTANCE OF 16.80 FEET,
THENCE NORTH 0°00'00" WEST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 7221 SQUARE FEET OR 0.16 ACRES, MORE OR LESS.

(P) UTILITY EASEMENT 1 LEGAL DESCRIPTION
A PORTION OF THE PARCEL DESCRIBED IN WARRANTY DEED 200-087201 DATED 08/20/03 AND BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 11, TOWNSHIP 5 NORTH, RANGE 30 EAST, APACHE COUNTY, STATE OF ARIZONA,
A 5.55 FOOT WIDE STRIP OF LAND LING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11 WHICH THE NORTHWEST CORNER OF DESCRIBED PARCEL, BEARS SOUTH 89°29'57" EAST ALONG THE NORTH LINE OF SAID SECTION 11, 108.87 FEET,
PARCEL ALONG THE LINE SOUTH 89°29'57" EAST, 108.87 FEET TO THE POINT OF BEGINNING.
THENCE SOUTH 89°29'57" EAST, A DISTANCE OF 26.56 FEET TO THE POINT OF BEGINNING.
ALL SIDE LINES OF DESCRIBED EASEMENT ARE TO BE SHORTERED OR LENGTHENED TO FORM ONE CONTIGUOUS PARCEL.

(P) UTILITY EASEMENT 2 LEGAL DESCRIPTION
A PORTION OF THE PARCEL DESCRIBED IN WARRANTY DEED 200-087201 DATED 08/20/03 AND BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 11, TOWNSHIP 5 NORTH, RANGE 30 EAST, APACHE COUNTY, STATE OF ARIZONA,
A 5.00 FOOT WIDE STRIP OF LAND LING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11, THENCE SOUTH 89°29'57" EAST ALONG THE NORTH LINE OF SAID SECTION 11, 108.87 FEET, THENCE SOUTH 1°38'33" WEST, A DISTANCE OF 2.50 FEET TO THE POINT OF BEGINNING.
THENCE SOUTH 89°29'57" EAST, A DISTANCE OF 43.8 FEET TO THE POINT OF BEGINNING.
ALL SIDE LINES OF DESCRIBED EASEMENT ARE TO BE SHORTERED OR LENGTHENED TO FORM ONE CONTIGUOUS PARCEL.

(P) 50' BY 50' LEASE AREA LEGAL DESCRIPTION
A PORTION OF THE PARCEL DESCRIBED IN WARRANTY DEED 201-047130, DATED 08/20/03 AND BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 11, TOWNSHIP 5 NORTH, RANGE 30 EAST, APACHE COUNTY, STATE OF ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11 WHICH THE NORTHWEST CORNER OF DESCRIBED PARCEL BEARS SOUTH 89°29'57" EAST ALONG THE NORTH LINE OF SAID SECTION 11, 108.87 FEET,
THENCE ALONG THE LINE SOUTH 89°29'57" EAST, 70.18 FEET TO THE POINT OF BEGINNING,
THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 39.69 FEET,
THENCE NORTH 89°29'57" EAST, A DISTANCE OF 39.69 FEET,
THENCE SOUTH 0°00'00" WEST, A DISTANCE OF 39.69 FEET TO THE POINT OF BEGINNING.
CONTAINING 299.56 SQUARE FEET OR 0.687 ACRES, MORE OR LESS.

(P) 50' BY 50' LEASE AREA LEGAL DESCRIPTION
A PORTION OF THE PARCEL DESCRIBED IN WARRANTY DEED 201-047130, DATED 08/20/03 AND BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 11, TOWNSHIP 5 NORTH, RANGE 30 EAST, APACHE COUNTY, STATE OF ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11 WHICH THE NORTHWEST CORNER OF DESCRIBED PARCEL BEARS SOUTH 89°29'57" EAST ALONG THE NORTH LINE OF SAID SECTION 11, 108.87 FEET,
THENCE ALONG THE LINE SOUTH 89°29'57" EAST, 70.18 FEET TO THE POINT OF BEGINNING,
THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 39.69 FEET,
THENCE NORTH 89°29'57" EAST, A DISTANCE OF 39.69 FEET,
THENCE SOUTH 0°00'00" WEST, A DISTANCE OF 39.69 FEET TO THE POINT OF BEGINNING.
CONTAINING 299.56 SQUARE FEET OR 0.687 ACRES, MORE OR LESS.

(P) 50' BY 50' LEASE AREA LEGAL DESCRIPTION
A PORTION OF THE PARCEL DESCRIBED IN WARRANTY DEED 201-047130, DATED 08/20/03 AND BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 11, TOWNSHIP 5 NORTH, RANGE 30 EAST, APACHE COUNTY, STATE OF ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11 WHICH THE NORTHWEST CORNER OF DESCRIBED PARCEL BEARS SOUTH 89°29'57" EAST ALONG THE NORTH LINE OF SAID SECTION 11, 108.87 FEET,
THENCE ALONG THE LINE SOUTH 89°29'57" EAST, 70.18 FEET TO THE POINT OF BEGINNING,
THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 39.69 FEET,
THENCE NORTH 89°29'57" EAST, A DISTANCE OF 39.69 FEET,
THENCE SOUTH 0°00'00" WEST, A DISTANCE OF 39.69 FEET TO THE POINT OF BEGINNING.
CONTAINING 299.56 SQUARE FEET OR 0.687 ACRES, MORE OR LESS.

(P) 50' BY 50' LEASE AREA LEGAL DESCRIPTION
A PORTION OF THE PARCEL DESCRIBED IN WARRANTY DEED 201-047130, DATED 08/20/03 AND BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 11, TOWNSHIP 5 NORTH, RANGE 30 EAST, APACHE COUNTY, STATE OF ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11 WHICH THE NORTHWEST CORNER OF DESCRIBED PARCEL BEARS SOUTH 89°29'57" EAST ALONG THE NORTH LINE OF SAID SECTION 11, 108.87 FEET,
THENCE ALONG THE LINE SOUTH 89°29'57" EAST, 70.18 FEET TO THE POINT OF BEGINNING,
THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 39.69 FEET,
THENCE NORTH 89°29'57" EAST, A DISTANCE OF 39.69 FEET,
THENCE SOUTH 0°00'00" WEST, A DISTANCE OF 39.69 FEET TO THE POINT OF BEGINNING.
CONTAINING 299.56 SQUARE FEET OR 0.687 ACRES, MORE OR LESS.

(P) 50' BY 50' LEASE AREA LEGAL DESCRIPTION
A PORTION OF THE PARCEL DESCRIBED IN WARRANTY DEED 201-047130, DATED 08/20/03 AND BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 11, TOWNSHIP 5 NORTH, RANGE 30 EAST, APACHE COUNTY, STATE OF ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11 WHICH THE NORTHWEST CORNER OF DESCRIBED PARCEL BEARS SOUTH 89°29'57" EAST ALONG THE NORTH LINE OF SAID SECTION 11, 108.87 FEET,
THENCE ALONG THE LINE SOUTH 89°29'57" EAST, 70.18 FEET TO THE POINT OF BEGINNING,
THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 39.69 FEET,
THENCE NORTH 89°29'57" EAST, A DISTANCE OF 39.69 FEET,
THENCE SOUTH 0°00'00" WEST, A DISTANCE OF 39.69 FEET TO THE POINT OF BEGINNING.
CONTAINING 299.56 SQUARE FEET OR 0.687 ACRES, MORE OR LESS.

(P) 50' BY 50' LEASE AREA LEGAL DESCRIPTION
A PORTION OF THE PARCEL DESCRIBED IN WARRANTY DEED 201-047130, DATED 08/20/03 AND BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 11, TOWNSHIP 5 NORTH, RANGE 30 EAST, APACHE COUNTY, STATE OF ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11 WHICH THE NORTHWEST CORNER OF DESCRIBED PARCEL BEARS SOUTH 89°29'57" EAST ALONG THE NORTH LINE OF SAID SECTION 11, 108.87 FEET,
THENCE ALONG THE LINE SOUTH 89°29'57" EAST, 70.18 FEET TO THE POINT OF BEGINNING,
THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 39.69 FEET,
THENCE NORTH 89°29'57" EAST, A DISTANCE OF 39.69 FEET,
THENCE SOUTH 0°00'00" WEST, A DISTANCE OF 39.69 FEET TO THE POINT OF BEGINNING.
CONTAINING 299.56 SQUARE FEET OR 0.687 ACRES, MORE OR LESS.



FIELD BY:	YC
DRAWN BY:	GAC
CHECKED BY:	RLP

REVISIONS		
NO.	DATE	DESCRIPTION
1	10/11/22	FINAL
2	06/20/22	TITLE REVIEW

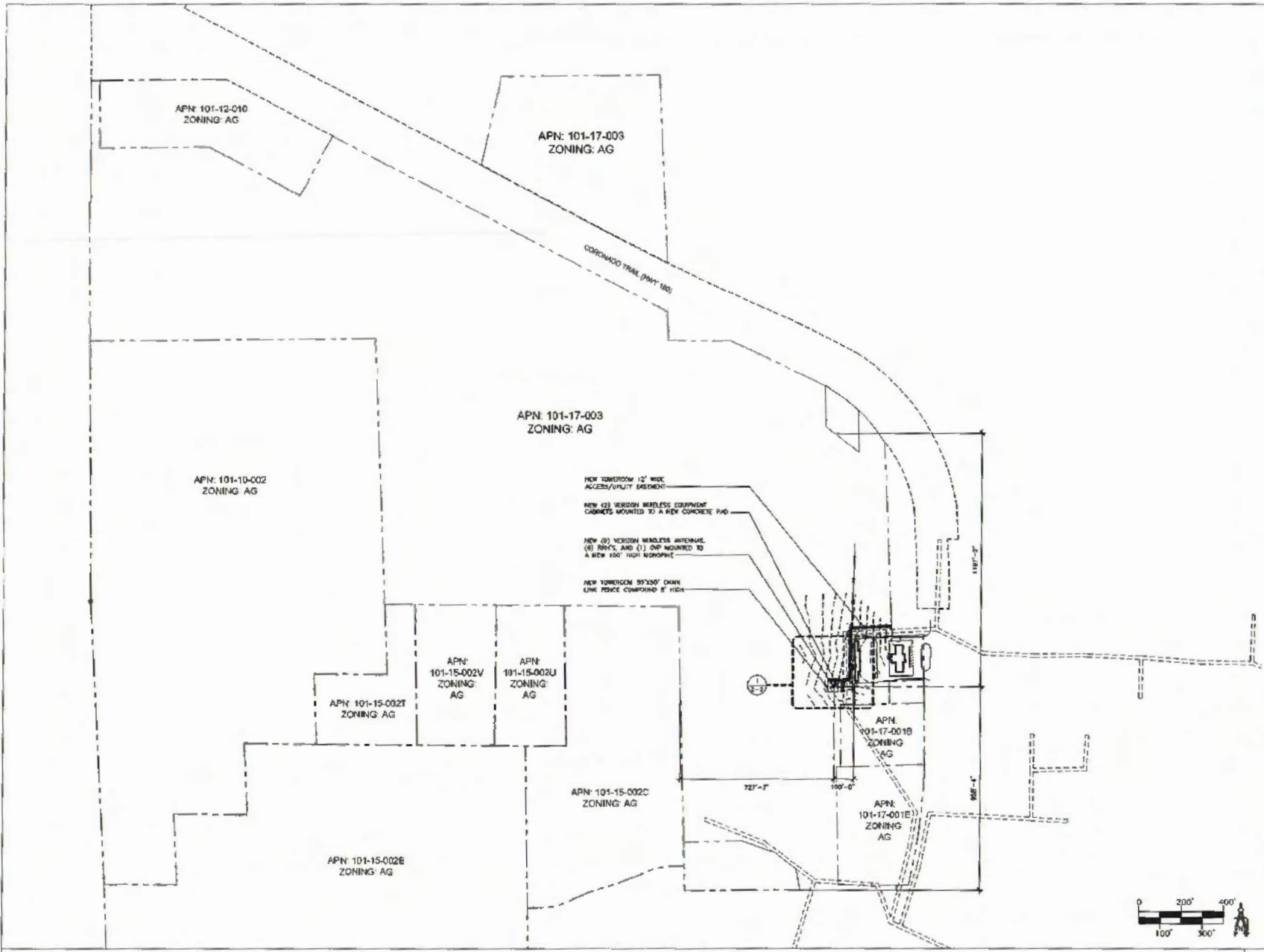


REUSE OF DOCUMENT
THIS DEED IS BEING REPRODUCED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC'S AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.
15006212
SITE NAME
AZ3 CORONADO TRL HWY 180
SITE ADDRESS
42672 US 180
ALPINE, AZ 85920

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NO.	REVISION
LS-3	



OVERALL SITE PLAN

SCALE: 1" = 200'

CLIENT
TowerCom.
 We Connect Carriers.

CONSULTANT
COAL CREEK CONSULTING
 8283 N. HAYDEN RD., STE. 758
 SCOTTSDALE, ARIZONA 85238
 PHONE: (602) 428-0533 FAX: (480) 628-2892
 ENGINEER OF RECORD

SEAL

NO.	DATE	DESCRIPTION	BY
1	09/14/22	REVIEW	DRK
2	10/06/22	REVISION 1	DRK
3	10/13/22	REVISION 2	SPE

PROJECT INFORMATION
 JOB: 10-025-04

**AZ3 CORONADO
 TRL HWY RT180**

42812 US 180
 ALPINE, ARIZONA 85020

SHEET TITLE
OVERALL SITE PLAN

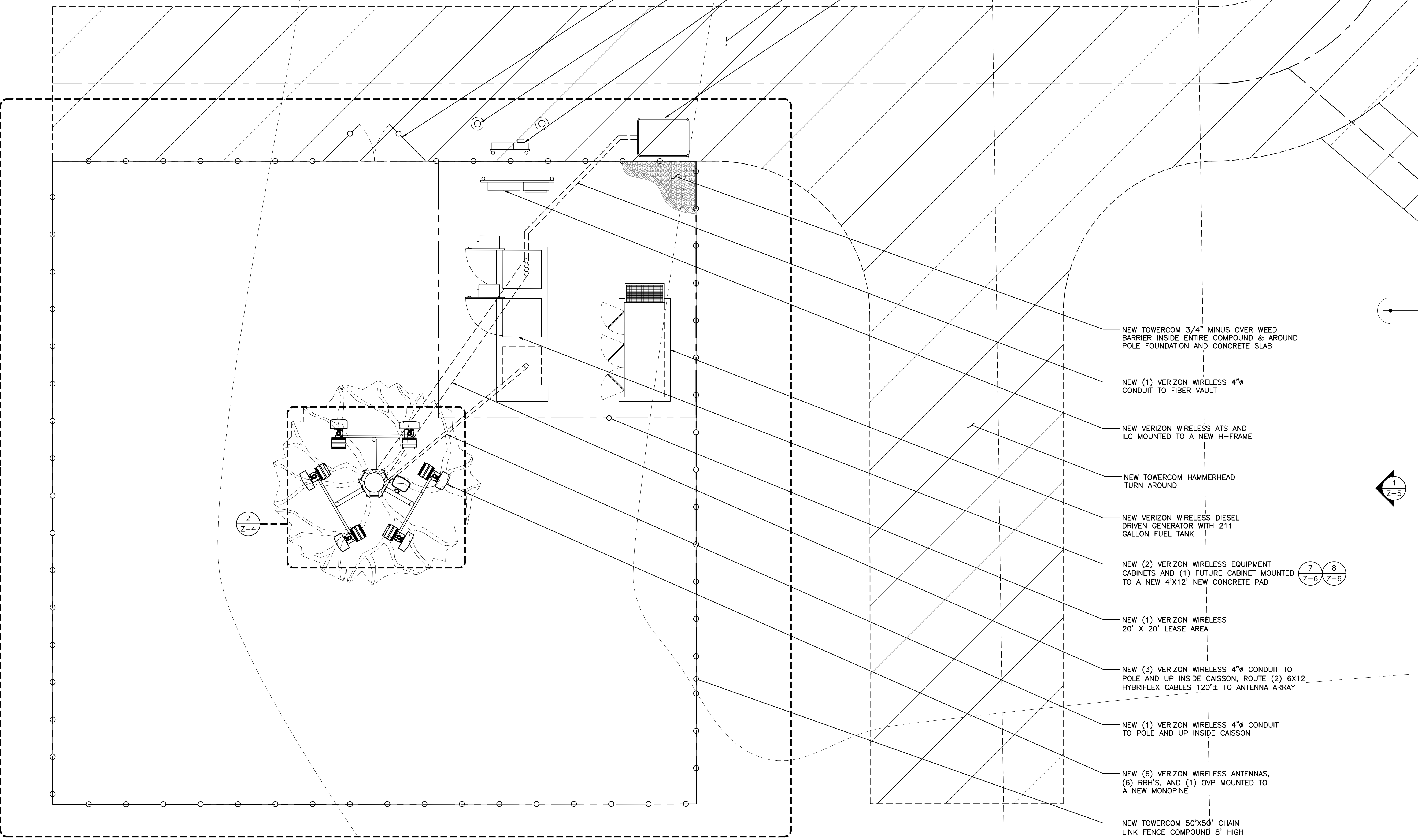
JURISDICTIONAL APPROVAL

SHEET NUMBER
Z-1

NO RFDS WAS PROVIDED ON OUR WALK

EXISTING GRASS LANDSCAPE

2
Z-5



- NEW TOWERCOM 4' ACCESS GATE (TYP. OF 2)
- NEW 6"Ø CONCRETE FILLED BOLLARD 4' HIGH (TYP. OF 2)
- NEW TOWERCOM 12' WIDE ACCESS/UTILITY EASEMENT
- NEW METER BANK WITH VERIZON WIRELESS METER INSIDE
- NEW TOWERCOM TRAFFIC RATED VAULT FOR FIBER ROUTE

NEW TOWERCOM 3/4" MINUS OVER WEED BARRIER INSIDE ENTIRE COMPOUND & AROUND POLE FOUNDATION AND CONCRETE SLAB

NEW (1) VERIZON WIRELESS 4"Ø CONDUIT TO FIBER VAULT

NEW VERIZON WIRELESS ATS AND ILC MOUNTED TO A NEW H-FRAME

NEW TOWERCOM HAMMERHEAD TURN AROUND

NEW VERIZON WIRELESS DIESEL DRIVEN GENERATOR WITH 211 GALLON FUEL TANK

NEW (2) VERIZON WIRELESS EQUIPMENT CABINETS AND (1) FUTURE CABINET MOUNTED TO A NEW 4'X12' NEW CONCRETE PAD

7
Z-6 8
Z-6

NEW (1) VERIZON WIRELESS 20' X 20' LEASE AREA

NEW (3) VERIZON WIRELESS 4"Ø CONDUIT TO POLE AND UP INSIDE CAISSON, ROUTE (2) 6X12 HYBRIFLEX CABLES 120'± TO ANTENNA ARRAY

NEW (1) VERIZON WIRELESS 4"Ø CONDUIT TO POLE AND UP INSIDE CAISSON

NEW (6) VERIZON WIRELESS ANTENNAS, (6) RRH'S, AND (1) OVP MOUNTED TO A NEW MONOPINE

NEW TOWERCOM 50'X50' CHAIN LINK FENCE COMPOUND 8' HIGH

CLIENT
TowerCom.
 We Connect Carriers.

CONSULTANT
COAL CREEK CONSULTING
 8283 N. HAYDEN RD., STE 258
 SCOTTSDALE, ARIZONA 85258
 PHONE: (602) 429-0533 FAX: (480) 638-2852
 ENGINEER OF RECORD

SEAL

NO.	DATE	DESCRIPTION	BY
1	09/14/22	REVIEW	DRK
2	10/06/22	REVISION 1	DRK
3	10/13/22	REVISION 2	SPE

PROJECT INFORMATION
 JOB: 10-055-04

**AZ3 CORONADO
 TRL HWY RT180**

42572 US 180
 ALPINE, ARIZONA 85920

SHEET TITLE
ENLARGED SITE PLAN

JURISDICTIONAL APPROVAL

SHEET NUMBER
Z-3

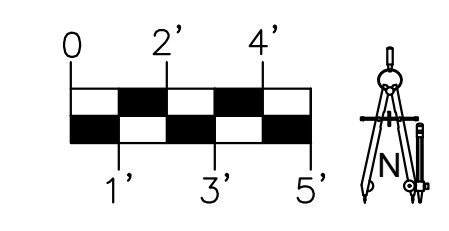
1
Z-4

2
Z-4

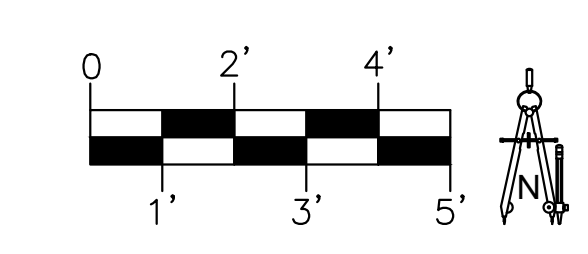
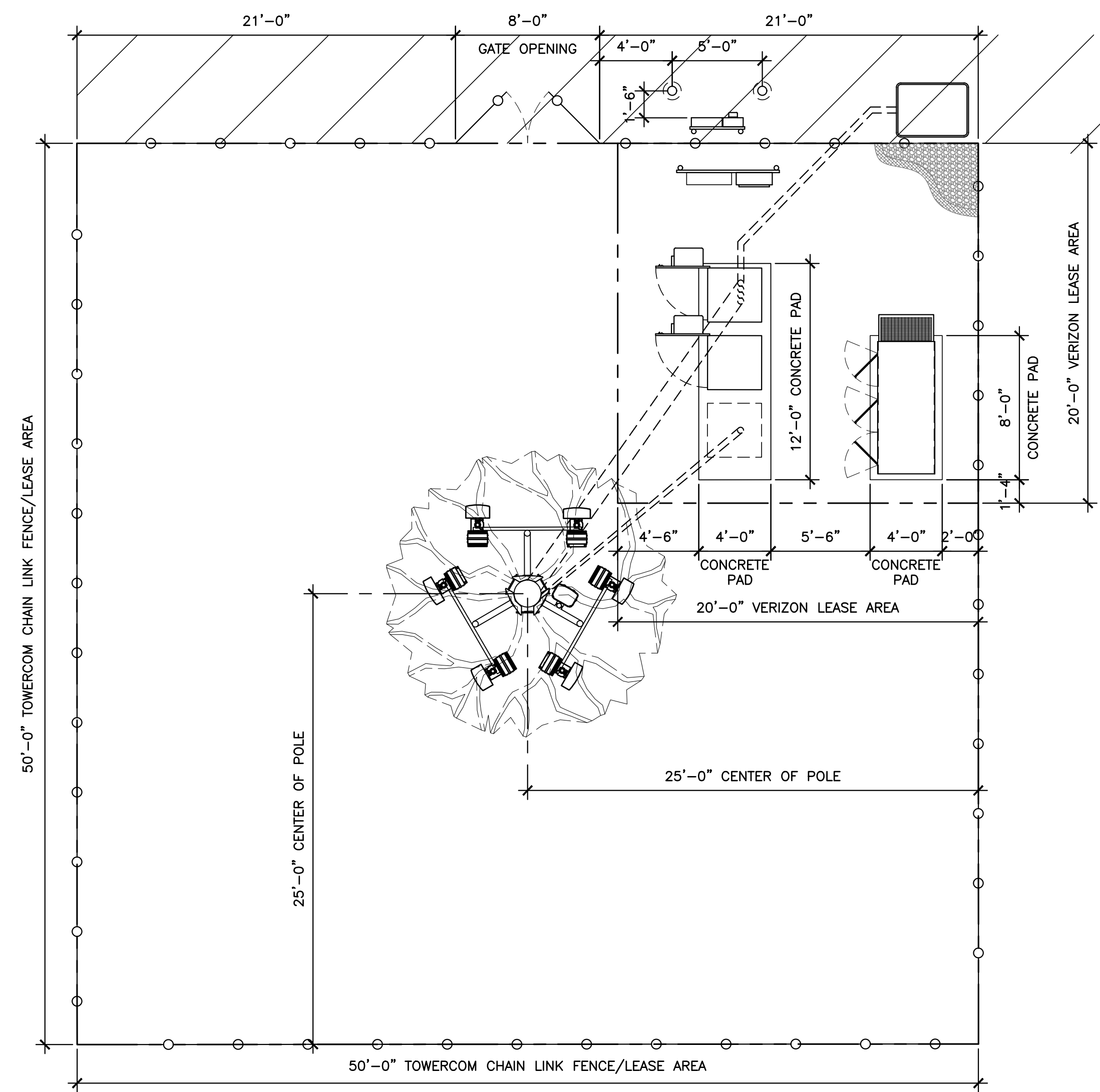
1
Z-5

EXISTING GRASS LANDSCAPE

16'-0" R.O.W FOR SEWER PIPELINES



NO RFDS WAS PROVIDED ON OUR WALK



ENLARGED DIMENSION PLAN

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

1

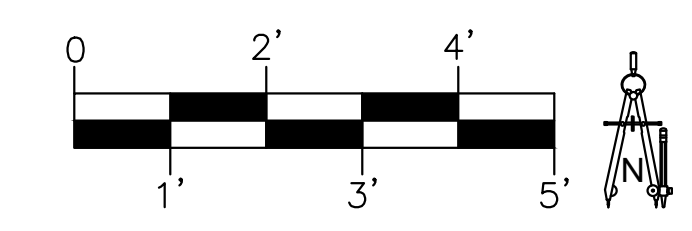
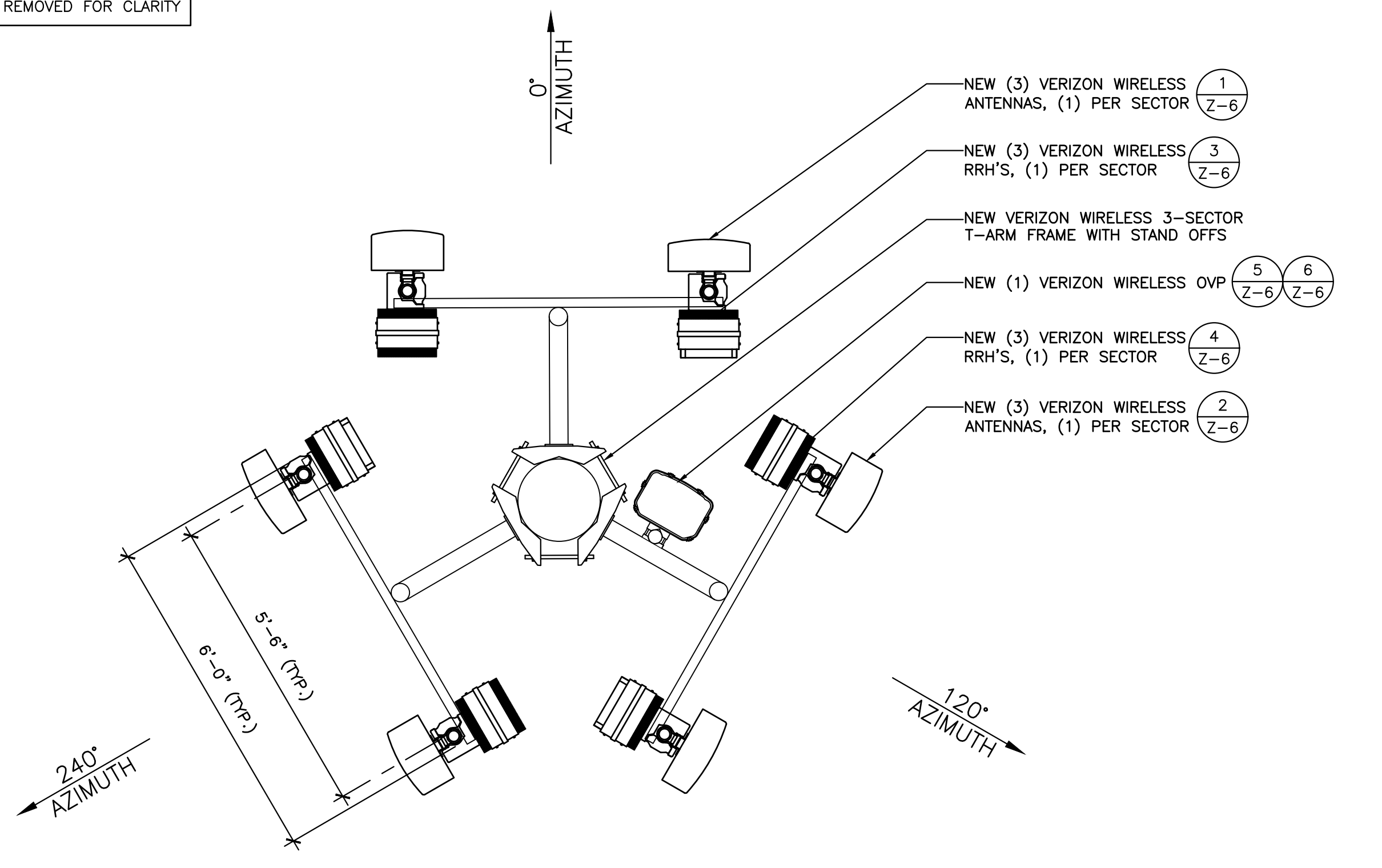
COAX CABLE TABLE						
SECTOR	ANT. POSITION #	AZIMUTH	RRH QTY.	RAD CENTER	CABLE TYPE	# OF LINES
ALPHA	1	0°	1	96'-0"	N/A	N/A
ALPHA	2	0°	1	96'-0"	6X12 HYBRIFLEX	1
BETA	1	120°	1	96'-0"	N/A	N/A
BETA	2	120°	1	96'-0"	6X12 HYBRIFLEX	1
GAMMA	1	240°	1	96'-0"	N/A	N/A
GAMMA	2	240°	1	96'-0"	N/A	N/A

HYBRID CABLE INFORMATION

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

3

NOTES:
MONOPINE BRANCHES REMOVED FOR CLARITY



ENLARGED VERIZON WIRELESS ANTENNA PLAN

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

2

CLIENT
TowerCom.
 We Connect Carriers.

CONSULTANT
COAL CREEK CONSULTING
 8283 N. HAYDEN RD., STE 258
 SCOTTSDALE, ARIZONA 85258
 PHONE: (602) 429-0533 FAX: (480) 638-2852
 ENGINEER OF RECORD

SEAL

NO.	DATE	DESCRIPTION	BY
1	09/14/22	REVIEW	DRK
2	10/06/22	REVISION 1	DRK
3	10/13/22	REVISION 2	SPE

PROJECT INFORMATION
 JOB: 10-055-04

**AZ3 CORONADO
 TRL HWY RT180**

42572 US 180
 ALPINE, ARIZONA 85920

SHEET TITLE
**ENLARGED
 DIMENSION AND
 ANTENNA PLAN**

JURISDICTIONAL APPROVAL

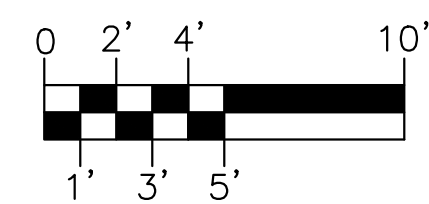
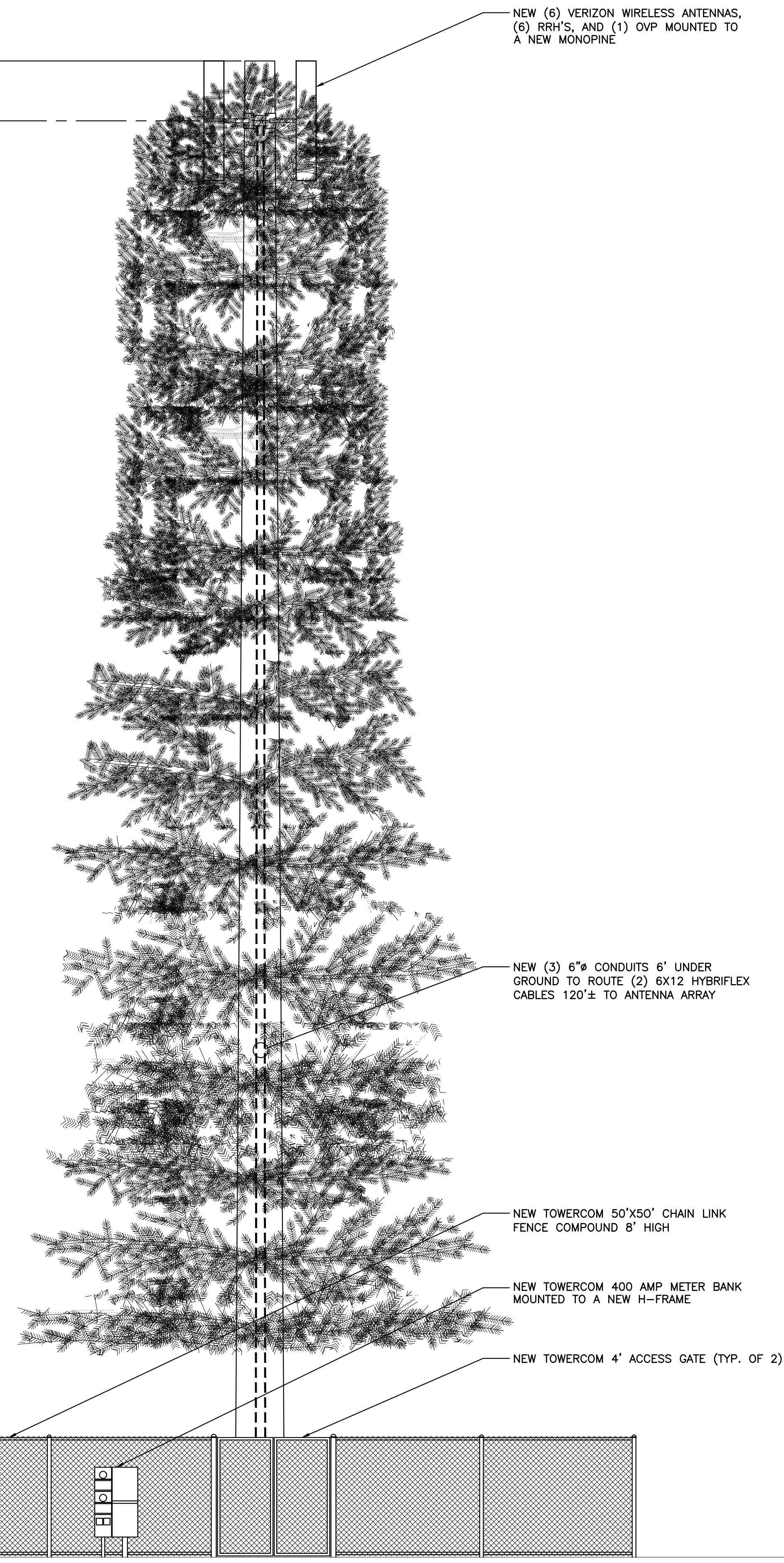
SHEET NUMBER

Z-4

NO RFDS WAS PROVIDED ON OUR WALK

100'-0" TOP OF NEW MONOPINE AND NEW VERIZON WIRELESS ANTENNAS

96'-0" RAD CENTER OF NEW VERIZON WIRELESS ANTENNAS



NORTH ELEVATION

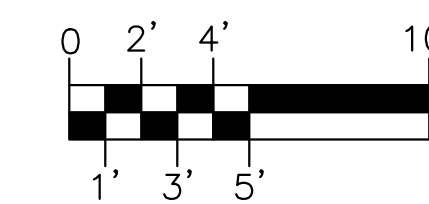
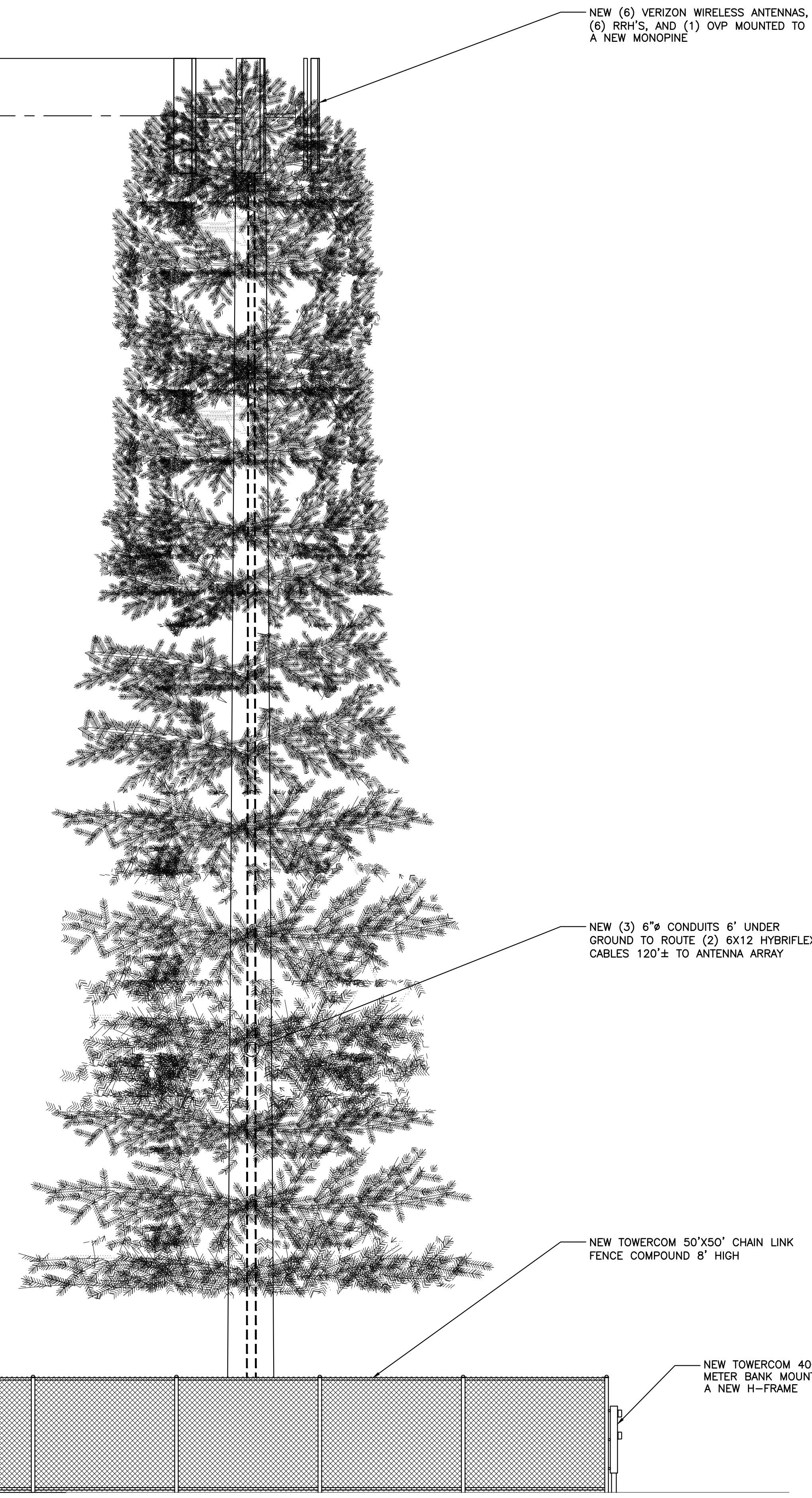
SCALE: 3/16" = 1'-0"

2

NOTES:
ALL ANTENNAS EQUIPMENT TO BE PAINTED TO MATCH POLE
ADD AN ANTENNA SOCK TO EACH ANTENNA

100'-0" TOP OF NEW MONOPINE AND NEW VERIZON WIRELESS ANTENNAS

96'-0" RAD CENTER OF NEW VERIZON WIRELESS ANTENNAS



EAST ELEVATION

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

1

NOTES:
STRUCTURAL ANALYSIS MUST BE PERFORMED BEFORE INSTALLATION OF ANY NEW ANTENNAS. STRUCTURAL ANALYSIS PROVIDED BY OTHERS

CLIENT

TowerCom.
We Connect Carriers.

CONSULTANT

COAL CREEK CONSULTING

8283 N. HAYDEN RD., STE 258
SCOTTSDALE, ARIZONA 85258
PHONE: (602) 429-0533 FAX: (480) 638-2852

ENGINEER OF RECORD

SEAL

NO.	DATE	DESCRIPTION	BY
1	09/14/22	REVIEW	DRK
2	10/06/22	REVISION 1	DRK
3	10/13/22	REVISION 2	SPE

PROJECT INFORMATION
JOB: 10-055-04

**AZ3 CORONADO
TRL HWY RT180**

42572 US 180
ALPINE, ARIZONA 85920

SHEET TITLE

ELEVATIONS

JURISDICTIONAL APPROVAL

SHEET NUMBER

Z-5

NO RFDS WAS PROVIDED ON OUR WALK

CLIENT
TowerCom.
 We Connect Carriers.

CONSULTANT
COAL CREEK CONSULTING
 8283 N. HAYDEN RD., STE 258
 SCOTTSDALE, ARIZONA 85258
 PHONE: (602) 429-0533 FAX: (480) 638-2852
 ENGINEER OF RECORD

SEAL

NO.	DATE	DESCRIPTION	BY
1	09/14/22	REVIEW	DRK
2	10/06/22	REVISION 1	DRK
3	10/13/22	REVISION 2	SPE

PROJECT INFORMATION
 JOB: 10-055-04

**AZ3 CORONADO
 TRL HWY RT180**

42572 US 180
 ALPINE, ARIZONA 85920

SHEET TITLE

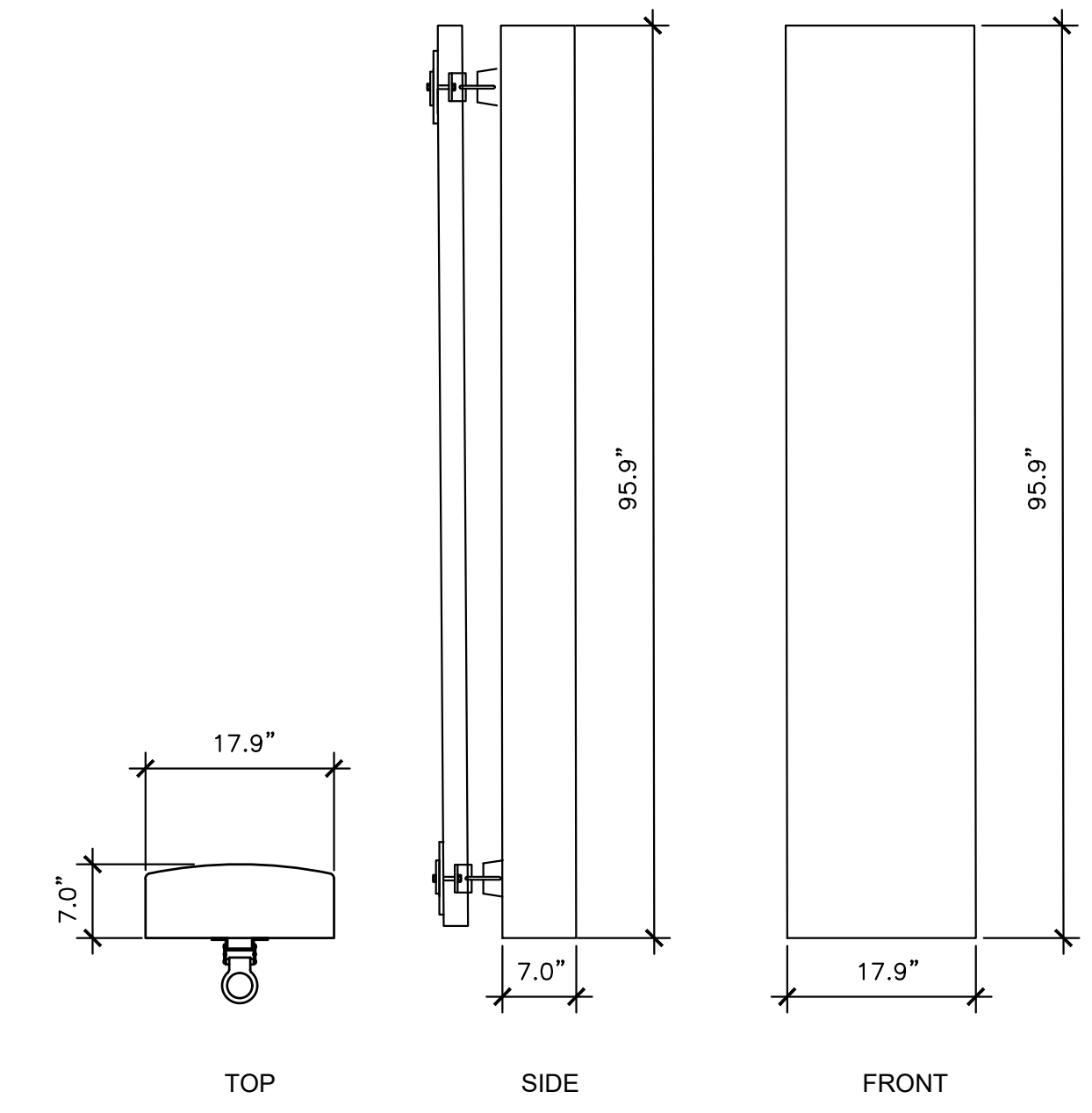
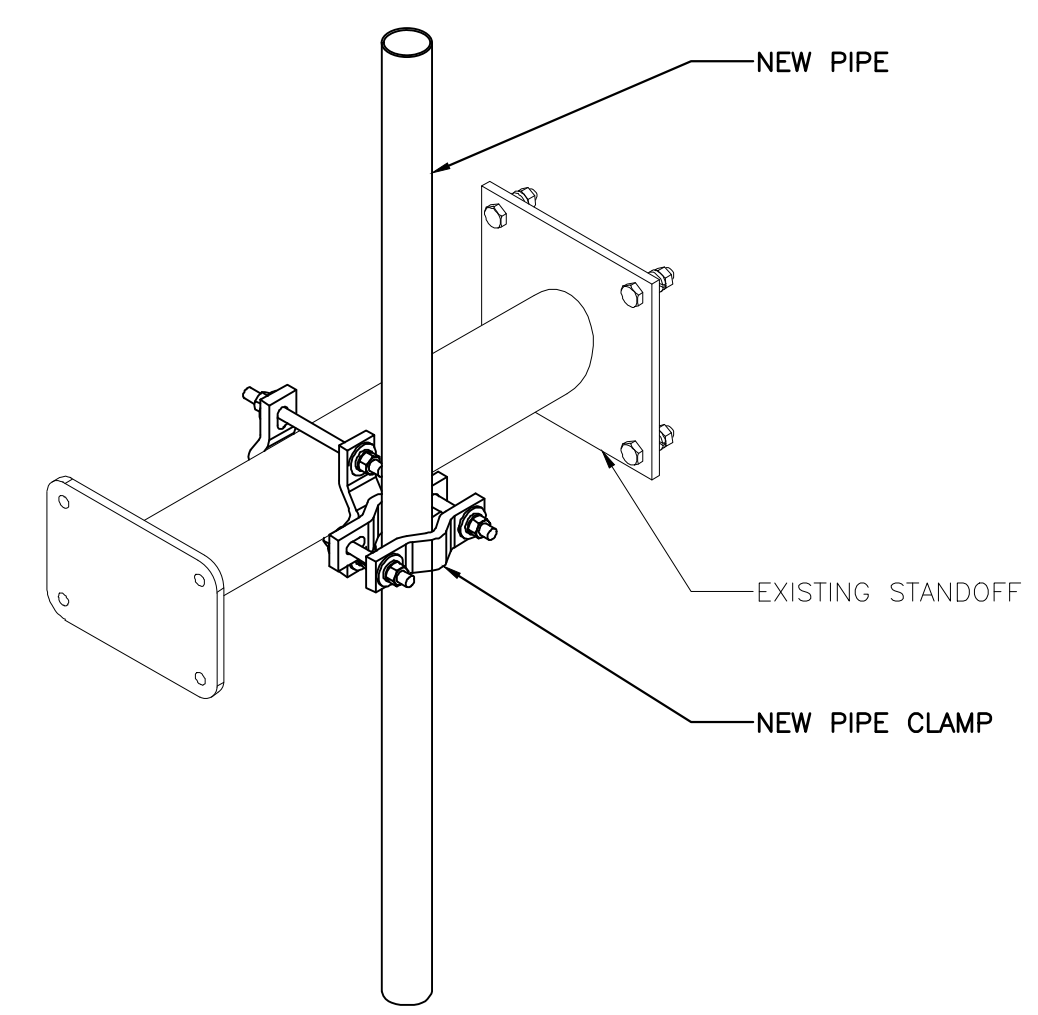
DETAILS

JURISDICTIONAL APPROVAL

SHEET NUMBER

Z-6

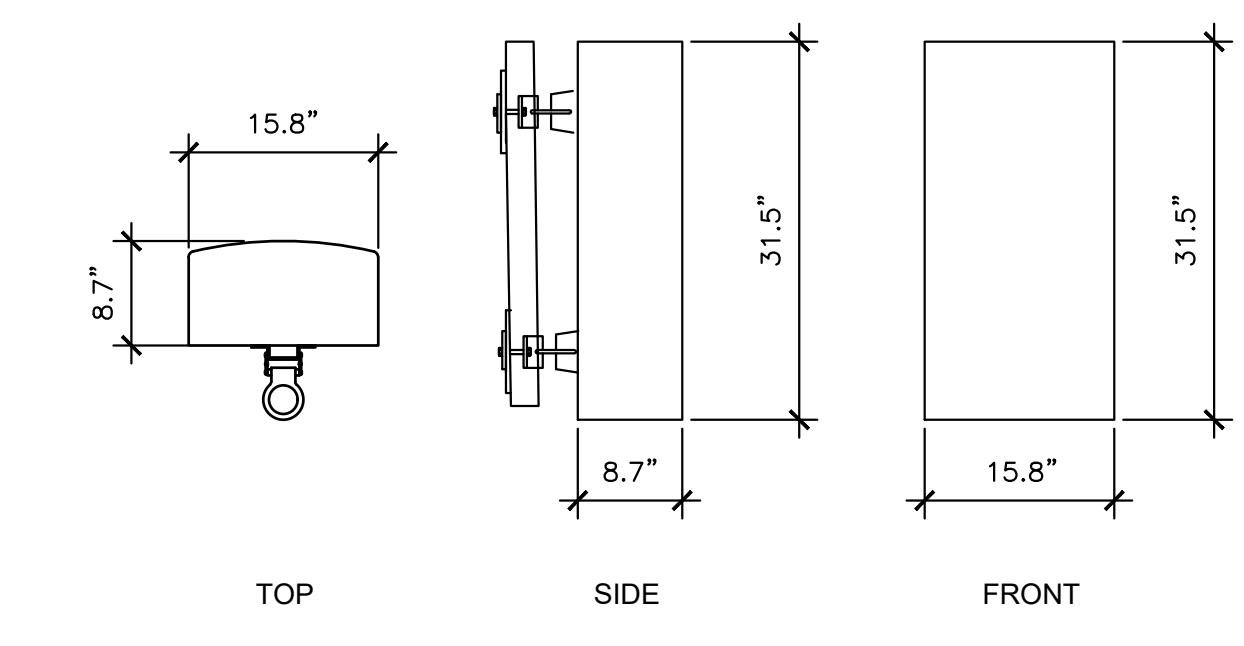
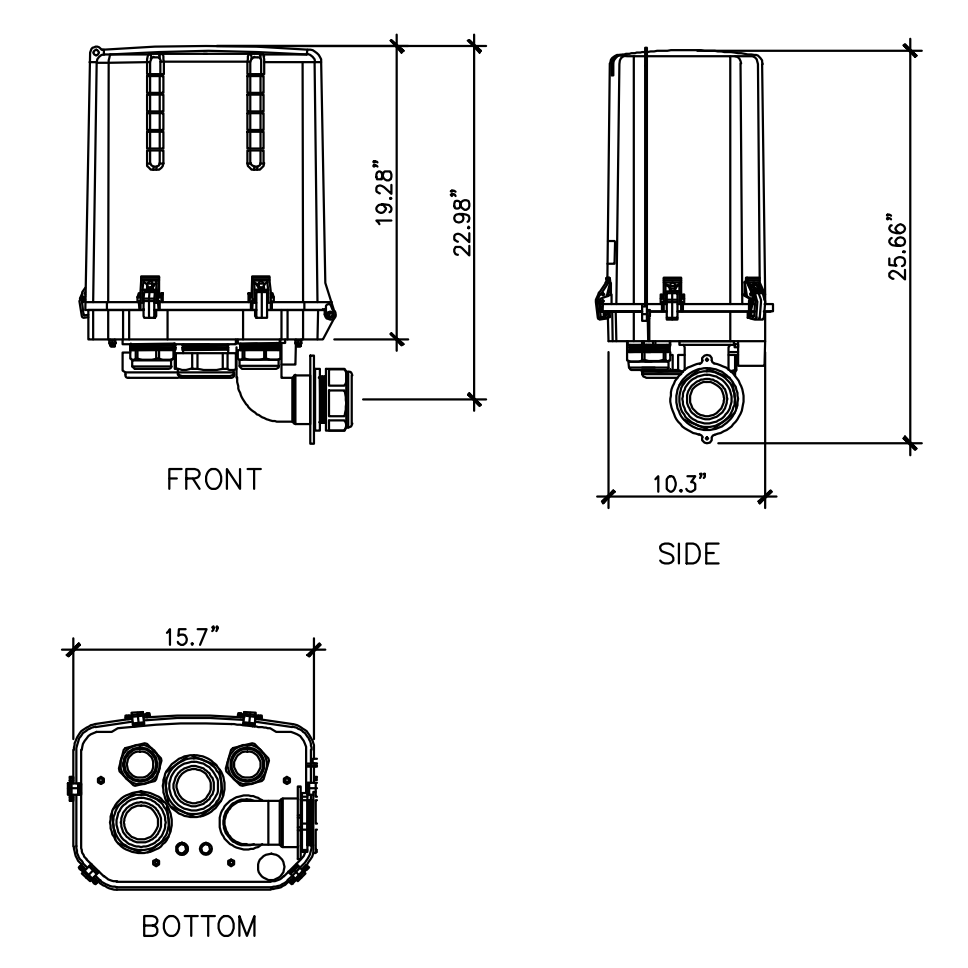
NO RFDS WAS PROVIDED ON OUR WALK



NOT USED SCALE: N.T.S. 8

J-BOX (OVP) MOUNTING PIPE SCALE: N.T.S. 5

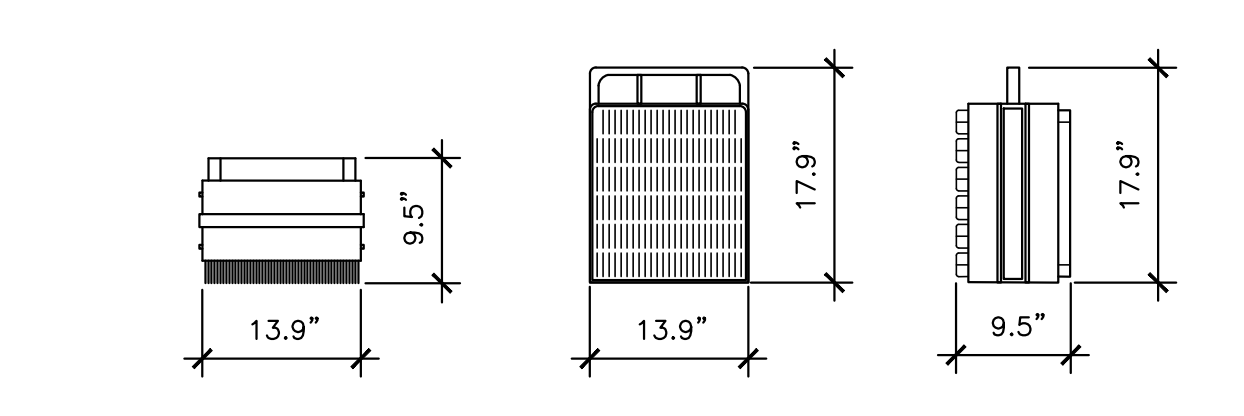
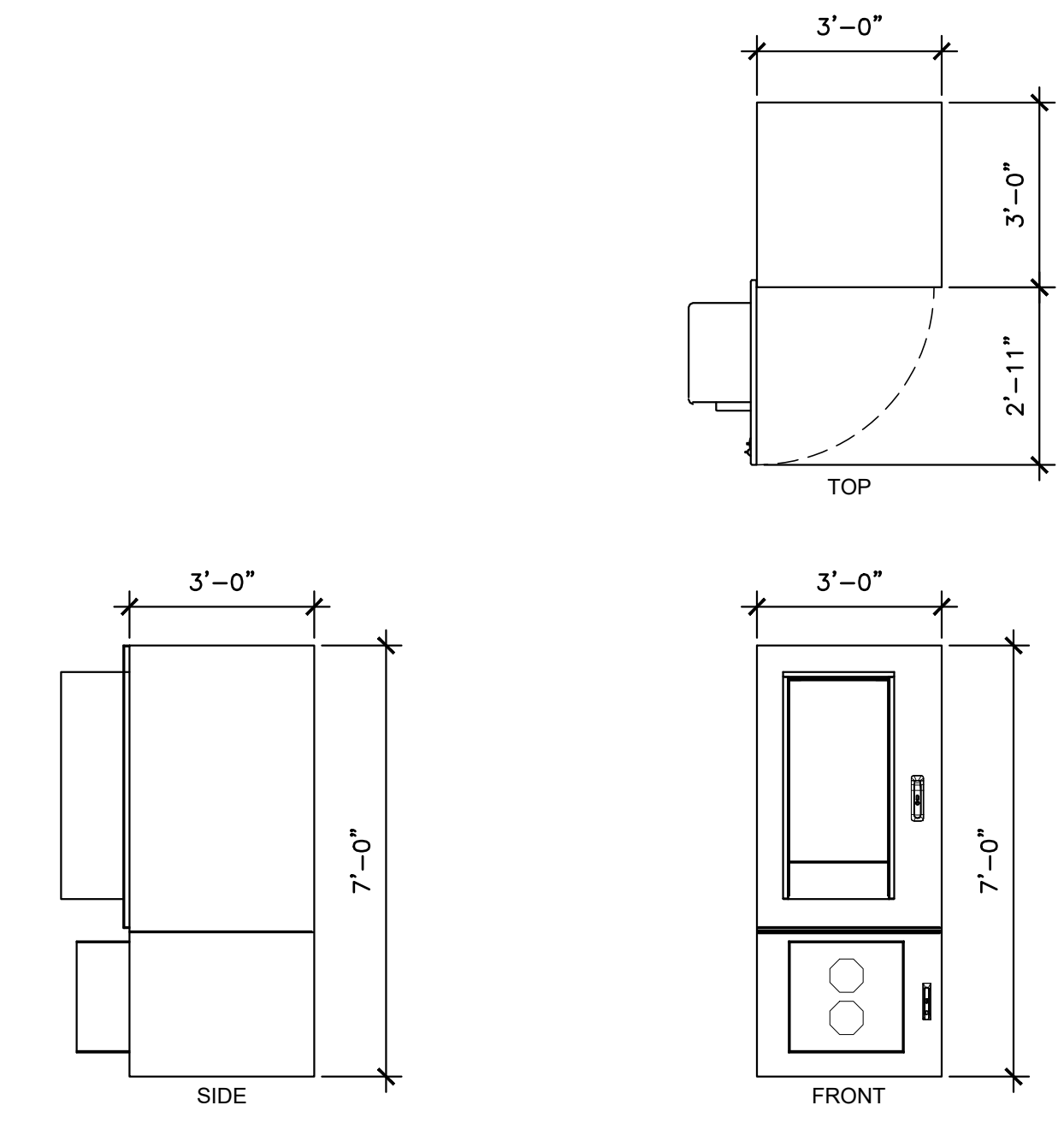
NEW ANTENNA SCALE: N.T.S. 1



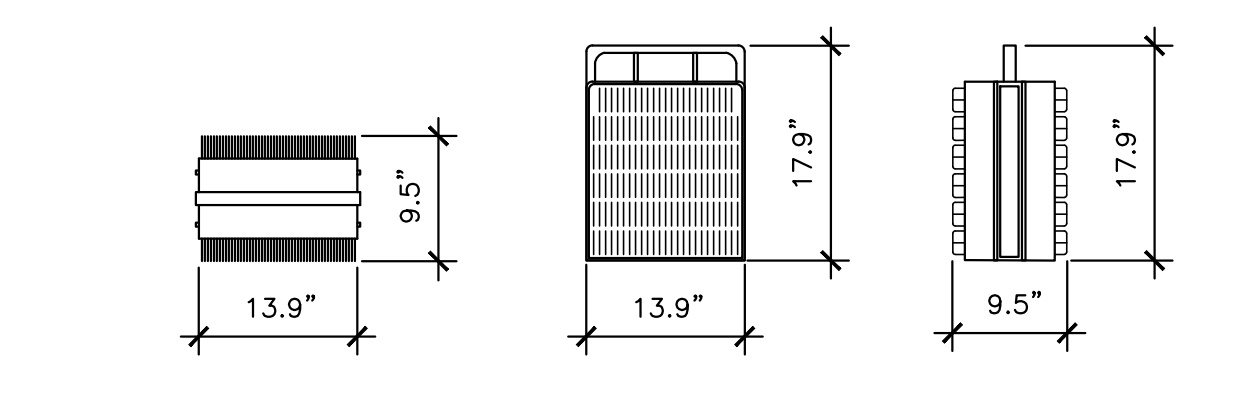
NOT USED SCALE: N.T.S. 9

NEW J-BOX SCALE: N.T.S. 6

NEW ANTENNA SCALE: N.T.S. 2



NEW RRH'S SCALE: N.T.S. 3



NEW RRH'S SCALE: N.T.S. 4

NOT USED SCALE: N.T.S. 11 NOT USED SCALE: N.T.S. 10

CABINET DETAIL SCALE: N.T.S. 7

NEW RRH'S SCALE: N.T.S. 4

OPTION AND GROUND LEASE AGREEMENT


THIS OPTION AND GROUND LEASE AGREEMENT (this "Agreement") is made this 18TH day of NOVEMBER, 2022, by and between **FLYING FJ 210, LLC**, an Arizona limited liability company ("Optionor"), and **TOWERCOM XI-B, LLC**, a Delaware limited liability company ("Optionee").

I. OPTION TO LEASE

1. **Grant of Option.** For good and valuable consideration and the mutual promises herein set forth, Optionor hereby gives and grants unto Optionee and its assigns, an exclusive and irrevocable option to lease ("Option") a certain parcel of real property, located in Apache County, Arizona and identified as assessor's parcel number 101-10-003 ("Site") more particularly described on **Exhibit "A,"** and survey or site plan shown on **Exhibit "A-1,"** attached hereto ("Leased Premises"), together with non-exclusive easements for: (a) ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle (including trucks), and (b) the installation and maintenance of utility wires, poles, cables (including fiber optic cable), conduits, and pipes over, under, or along the Optionor's property, the location of said easements being shown on **Exhibit B** hereto ("Easement(s)"). The easement rights herein granted include the right and authority of Optionee to grant or assign to third parties all or some of the easement rights granted to Optionee herein. Optionor agrees and acknowledges the Optionee may, at Optionee's sole cost and expense, have a metes and bounds survey prepared of the Leased Premises and the Easement(s), and that the legal description of the Leased Premises and the Easement(s), as shown on the survey, shall thereafter become the legal description of the Leased Premises and the Easement(s).

2. **Option Initial Term.** The initial term of this Option shall be for **twelve (12) months** from the date of this Agreement as first written above ("Option Initial Term").



4. **Extension of Option.** This Option can be extended at the discretion of Optionee for two (2) additional periods of twelve (12) months each (each an "Option Renewal Term") by  for each Option Renewal Term, which payment shall be made prior to the expiration of the then current Option Term.

5. **Optionor's Representations and Warranties.** As an inducement for Optionee to enter into and be bound by the terms of this Option, Optionor represents and warrants to Optionee and Optionee's successors and assigns that:

(a) Optionor has good and marketable fee simple title to the Leased Premises and the Easement(s) free and clear of all liens and encumbrances;

(b) Optionor has the authority to enter into, and be bound by, the terms of this Option without obtaining the consent of any third parties, as evidenced by the authority documents required in connection with Optionee's title policy insuring Optionee's leasehold interest in the Leased Premises and the Easements including, without limitation, an owner's title affidavit, operating agreement, partnership or corporate resolutions, by-laws, or any other reasonable documentation required by the title company;

(c) There are no pending or threatened administrative actions, including bankruptcy or insolvency proceedings under state or federal law, suits, claims or causes of action against Optionor, which may otherwise affect the Leased Premises and the Easement(s); and

(d) The Leased Premises and the Easement(s) are not presently subject to an option, lease or other contract which may adversely affect Optionor's ability to fulfill its obligations under this Option, and Optionor covenants that it shall not grant an option or enter into any contract which will affect the Leased Premises or the Easement(s) until this Option expires or is terminated by Optionee.

These representations and warranties of Optionor shall survive the exercise of the Option and the closing anticipated by the exercise of this Option.

6. **Liquidated Damages.** In the event of a default or breach of this Option by Optionee, Optionor's damages shall be fixed and liquidated to the sums paid by Optionee to Optionor as consideration for this Option. Optionor hereby expressly waives any other remedies it may have for a breach of this Option by Optionee including specific performance and damages for breach of contract.

7. **Inspections and Investigations.** Optionor hereby grants to Optionee, its officers, agents, employees and independent contractors the right and privilege to enter upon the Leased Premises and the Easement(s) at any time after the date of this Option to perform, or cause to be performed site inspections, which shall include, but not be limited to, test borings of the soil, environmental audits, engineering studies and to conduct a survey of the Leased Premises and the Easement(s). Optionor shall provide Optionee with any necessary keys or access codes to the Leased Premises and the Easement(s) if needed for ingress and egress. Optionee shall not unreasonably interfere with Optionor's use of the Leased Premises or the Easement(s) in conducting these activities. Optionee shall have the right, at its cost and expense, to have the Leased Premises and the Easement(s) surveyed and to obtain a title report or commitment for a leasehold title policy covering the Leased Premises and the Easement(s) from the title insurance company of its choice. Optionor shall remove any survey or title defects, which will adversely affect Optionee's leasehold title or its ability to mortgage the leasehold interest. In the event Optionor shall fail to cure any such defects, Optionee, at its election, may terminate this Option, and upon such termination, there shall be no further liability on the part of Optionee to Optionor hereunder.

8. **Further Acts.** Optionor shall cooperate with Optionee in executing any documents necessary to protect Optionee's rights under this Option or Optionee's use of the Leased Premises and the Easement(s) and to take such action as Optionee may reasonably require to effect the intent of this Option. Optionor hereby irrevocably appoints Optionee or Optionee's agent as Optionor's agent to file applications on behalf of Optionor with federal, state and local governmental authorities which applications relate to Optionee's intended use of the Leased Premises including, but not limited to, land use and zoning applications.

II. GROUND LEASE AGREEMENT

9. **Exercise of Option.** Upon the delivery of written notice by Optionee to Optionor of Optionee's exercise of the Option, the additional terms of this Section II - Ground Lease Agreement ("Lease") shall govern the relationship of the parties, and Optionor shall thereafter be referred to as Lessor, and Optionee shall hereafter be referred to as Lessee. The date of the written notice to exercise the Option shall constitute the commencement date of the Lease ("Commencement Date").

10. **Use.** The Leased Premises may be used by Lessee for the transmission and receipt of wireless communication signals in any and all frequencies and the construction and maintenance of a communications tower, antennas, buildings, and related facilities and activities, and all other uses permitted under applicable zoning regulations. Lessor agrees to cooperate with Lessee in obtaining, at Lessee's expense, all licenses and permits required for Lessee's use of the Leased Premises (the "Governmental Approval"). Lessee may construct additional improvements, demolish and reconstruct improvements, or restore, replace and reconfigure improvements at any time on the Leased Premises.

11. **Initial Term.** The term of this Lease shall be **five (5) years** commencing on the Commencement Date, as that term is defined in Paragraph 9 herein, and terminating on the fifth (5th) anniversary of the Commencement Date ("Initial Term"). The parties agree that a memorandum of lease in the form attached hereto as **Exhibit "C,"** evidencing the Commencement Date and other matters, shall be executed and recorded.

12. **Renewal Terms.** Lessee shall have the right to extend this Lease for **five (5) additional five (5) year terms** (each a "Renewal Term"). Each Renewal Term shall be on the same terms and conditions as set forth in this Lease. This Lease shall automatically be renewed for each successive Renewal Term unless Lessee notifies Lessor of Lessee's intention not to renew the Lease at least thirty (30) days prior to the expiration of the Initial Term or the Renewal Term which is then in effect.

13. **Rent.** Commencing on the first day of the calendar month following the Commencement Date, during the Initial [REDACTED], to [REDACTED], which shall be deemed to include any applicable State, County or local sales or use tax. Rent shall be payable in advance on or before the fifteenth (15th) day of each calendar

month, and shall be remitted to the address shown for Lessor in this Lease, or such other address as Lessor may direct by notice of writing to Lessee. It shall be the sole responsibility of the Lessor to remit payment of any applicable State, County or local sales, rent or use tax to the appropriate taxing authority. If the Commencement Date, or the date of termination (the "Termination Date"), of this Lease is other than the first (1st) day of a calendar month, rent shall be prorated. In the event of termination for any reason, other than nonpayment of Rent, all Rent paid in advance of Termination Date for that period, after the Termination Date shall be refunded to Lessee. At Lessor's request, Lessee shall utilize direct deposit into Lessor's bank account with regard to Rent payments, and shall cooperate with Lessor in providing all requisite information to implement such direct deposit system.

The Rent for each Renewal Term of this Lease shall increase by XXXXXXXXXX on the first day of such Renewal Term.

14. **Lessor's Representation and Warranties.** Lessor represents and warrants that Lessee's intended use of the Leased Premises as a site for the transmission and receipt of wireless communication signals and for the construction and maintenance of towers, antennas or buildings; and related facilities ("Intended Use") is not prohibited by any covenants, restrictions, reciprocal easements, servitudes, subdivision rules or regulations. Lessor further represents and warrants that there are no easements, licenses, rights of use or other encumbrances on the Leased Premises or the Easement(s) which will interfere with or constructively prohibit Lessee's Intended Use of the Leased Premises. Lessor further represents and warrants that the execution of this Lease by Lessor will not cause a breach or an event of default of any other agreement to which Lessor is a party.

15. **Conditions Subsequent.** In the event that Lessee's Intended Use of the Leased Premises is actually or constructively prohibited through no fault of Lessee or the Leased Premises or the Easement(s) are, in Lessee's opinion, unacceptable to Lessee, then upon notice from Lessee, this Lease shall terminate and be of no further force or effect and Lessee shall be entitled to a refund from Lessor of any deposits or Rent paid in advance to Lessor which sums were paid prior to the date upon which Lessee gives Lessor notice of its intent to terminate this Lease pursuant to this paragraph.

16. **Interference.** Lessor shall not use, nor shall Lessor permit its lessees, licensees, invitees or agents to use, any portion of adjacent real property owned by Lessor in any way which interferes with the wireless communications operation of Lessee. Such interference shall be deemed a material breach of this Lease by Lessor and Lessor shall have the responsibility to terminate said interference. In the event any such interference does not cease or is not promptly rectified, Lessor acknowledges that continuing interference will cause irreparable injury to Lessee, and Lessee shall have the right, in addition to any other rights that it may have at law or in equity, to bring action to enjoin such interference or to terminate this Lease immediately upon notice to Lessor.

17. **Improvements Utilities: Access.**

(a) Lessee shall have the right at Lessee's sole cost and expense, to erect and maintain on the Leased Premises improvements, personal property and facilities, including without

limitation, a communications tower, a structural tower base, radio transmitting and receiving antennas, communications equipment, equipment cabinets and/or shelters and related facilities (collectively the "Tower Facilities"). The Tower Facilities shall remain the exclusive property of the Lessee throughout the term and upon termination of this Lease. Lessor grants Lessee the right to clear all trees, undergrowth, or other obstructions and to trim, cut, and keep trimmed and cut all tree limbs which may interfere with or fall upon Lessee's tower or Lessee's other improvements, communications equipment or Easement rights. Lessor grants Lessee a non-exclusive easement in, over, across and through other real property owned by Lessor as reasonably required for construction, installation, maintenance, and operation of the Tower Facilities. Lessee's tower shall be a stealth tree with an initial height of one hundred feet (100'). The ground equipment will be surrounded by a chain link fence with privacy slats or similar materials. Lessor and Lessee acknowledge and agree that the height of the tower may be increased by twenty feet (20') in accordance with applicable federal laws.

(b) Lessee shall have the right to install utilities, at Lessee's expense, and to improve present utilities on the Leased Premises (including, but not limited to, the installation of emergency power generators). Lessee shall have the right to permanently place all necessary or required utilities, including, but not limited to, utility wires, poles, cables, fiber optic cable, conduits and pipes over, under, or along the Easement(s) to service the Leased Premises and the Tower Facilities. In the event that utilities necessary to serve the equipment of Lessee or the equipment of Lessee's licensee(s) or sublessee(s) cannot be located within the Easement(s) for ingress and egress, Lessor agrees to cooperate with Lessee and to act reasonably in allowing the location of utilities on other real property owned by Lessor without requiring additional compensation from Lessee or Lessee's licensee(s) or sublessee(s). Lessor shall, upon Lessee's request, execute a separate written easement to the utility company providing the service for Lessee in a form which may be filed of record evidencing this right.

(c) Lessor represents and warrants to Lessee that Lessee shall have ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle (including trucks), at all times during this Lease, from the Leased Premises to an open and improved public road which presently exists, and which Easement(s) shall be adequate to service the Leased Premises and the Tower Facilities. If no such public road exists, or ceases to exist in the future, Lessor will grant an appropriate easement to Lessee, Lessee's sublessees and assigns so that Lessee may, at its own expense, construct a suitable private access drive to the Leased Premises and the Tower Facilities. To the degree such access is across other property owned by Lessor, Lessor shall execute an easement evidencing this right and Lessor shall maintain access to the Easement(s) in a free and open condition so that no interference is caused by Lessor, by other lessees, licensees, invitees or agents of the Lessor which may utilize the Easement(s). Lessor shall provide such access to the Leased Premises across Lessor's adjacent property, and over all paved or unpaved roads owned or controlled by Lessor, to allow Lessee, or its sublessees, to use, maintain and repair the improvements located on the Leased Premises. Such access shall be provided twenty-four (24) hours per day, seven (7) days per week.

18. **Termination.** Except as otherwise provided herein, this Lease may be terminated without any penalty or further liability upon written notice as follows:

(a) By either party upon a default of any covenant or term hereof by the other party, which default is not cured within sixty (60) days of receipt of written notice of default (without however, limiting any other rights available to the parties at law or equity, including an action for specific performance of any obligations hereunder); provided, that if the defaulting party commences efforts to cure the default within such period and diligently pursues curing of the default to completion within a reasonable time period, the non-defaulting party shall no longer be entitled to declare a default;

(b) Upon thirty (30) days' written notice by Lessee to Lessor, if Lessee is unable to obtain or maintain through no fault of Lessee, any license, permit or other Governmental Approval necessary for the construction and operation of the Tower Facilities or Lessee's business; or

(c) By Lessee for any reason upon one (1) year's advance written notice from Lessee to Lessor.

After termination of this Lease, Lessee shall remove the Tower Facilities, which Lessee has installed or otherwise located on the Premises, including underground foundations to not more than four (4) inches below grade.

19. **Sublessee's Improvements.** Lessee's licensee(s) and sublessee(s) shall be entitled to modify the Tower Facilities and to erect additional improvements on the Leased Premises, including, but not limited to, antennas, dishes, cabling, additional storage buildings or equipment shelters on the Leased Premises as are reasonably required for the operation and maintenance of the communications equipment to be installed on the Leased Premises by said licensee(s) and sublessee(s), together with rights of ingress and egress to the Leased Premises and the right to install utilities to and on the Leased Premises and Easement(s) as if said licensee or sublessee were the Lessee under this Lease.

20. **Taxes.** Lessee shall pay any personal property taxes assessed on, or any portion of such taxes attributable to, the Tower Facilities. In addition, Lessee shall pay any increase in real property taxes levied against the Leased Premises which are directly attributable to Lessee's use of the Leased Premises; provided that Lessor furnishes proof to Lessee that such increase directly resulted from Lessee's use of the Leased Premises. In the event that Lessor fails to pay, when due, any taxes affecting the Leased Premises or the Easement(s), Lessee shall have the right, but not the obligation, to pay such taxes and deduct the full amount of the taxes paid by Lessee on Lessor's behalf from future installments of Rent. Lessor hereby represents and warrants that Lessor's property on which the Leased Premises and Easement(s) are located is not subject to any "Conservation Use Covenant," "Greenbelt Covenant," agricultural or timberland covenant, or any other conservation use program which restricts or limits development of Lessor's property. Lessor agrees to be solely responsible for payment of any penalties, roll-back or additional taxes, special assessments or other monetary amounts now or hereafter payable to any county, city, state or other party as a result of the breach of any conservation use tax program affecting the property on which the Leased Premises and Easement(s) are located or resulting from the change in the nature or character of the use of the property from its present use to a communications tower facility. Lessor does hereby covenant and agree to indemnify and hold Lessee forever harmless from any and all

liabilities, claims, demands, actions or causes of action arising from or relating to a breach of any such covenants, whether such breach occurs because of the erection of the Tower Facilities on the Leased Premises or otherwise.

21. **Destruction of Premises.** If the Leased Premises or the Tower Facilities are destroyed or damaged, so as to hinder the effective use of the Tower Facilities in Lessee's judgment, Lessee may elect to terminate this Lease as of the date of the damage or destruction by so notifying the Lessor. In such event, all rights and obligations of Lessee to Lessor shall cease as of the date of the damage or destruction, and Lessee shall be entitled to the reimbursement of any Rent prepaid by the Lessee.

22. **Condemnation.** If a condemning authority takes all of the Leased Premises or Easement(s), or a portion sufficient in Lessee's determination to render the Leased Premises or the Easement(s), in the sole opinion of Lessee, unsuitable for the use which Lessee was then making of the Leased Premises and Easement(s), this Lease shall terminate as of the date the title vests in the condemning authority. Lessee shall be entitled to file its own claims against the condemning authority for the value of its leasehold interest in the Premises and the value of its Tower Facilities, together with moving expenses, prepaid rent and business dislocation and relocation expenses. A sale of all or part of the Leased Premises and/or Easement(s) to a purchaser with the power of eminent domain, in the face of the exercise of eminent domain power, shall be treated as taking by condemnation for the purpose of this paragraph.

23. **Insurance.** Lessee shall purchase and maintain in full force and effect throughout the Initial Term and any Renewal Term public liability and property damage policies. The policy of general liability insurance shall provide a combined single limit of \$1,000,000 and shall name Lessor as an additional insured.

24. **Lessee's Environmental Covenants and Indemnity.** As used in this Lease, the term "Hazardous Materials" shall mean any hazardous or toxic substance, material or waste which is, or becomes designated as such in the future or is regulated by any agency of the United States Government or by any local governmental authority having jurisdiction, including, without limitation, any substance, material or waste that is defined or designated as a hazardous substance pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, the Resource Conservation and Recovery Act or the Clean Water Act. During the term of this Lease, Lessee shall cause the presence, use, storage and/or disposal of any Hazardous Material, on or under the Leased Premises by Lessee, its agents, employees, business invitees, contractors or sublessees to be in compliance with all applicable laws, rules, regulations and orders. Lessee shall not install or permit the installation of any underground storage tanks on the Leased Premises. Lessee shall defend, indemnify, protect and hold Lessor harmless from and against all claims, costs, fines, judgments and liabilities, including attorney's fees and costs, arising out of or in connection with the presence, storage, use or disposal of Hazardous Materials on or under the Leased Premises caused by the acts, omissions or negligence of Lessee, its employees, business invitees, contractors or sublessees. The foregoing indemnity shall survive any termination of this Lease.

25. **Lessor's Environmental Representation and Indemnity.** Lessor represents and warrants that no Hazardous Materials have been generated, stored, disposed of or are present on or under the Leased Premises and the Easement(s) prior to the Commencement Date of this Lease. Lessor shall immediately notify Lessee in writing of (i) any release or threatened release of Hazardous Materials in, on, under, from or migrating towards the Leased Premises; (ii) any non-compliance with any environmental laws related in any way to the Leased Premises; (iii) any actual or potential environmental lien; (iv) any required or proposed remediation of environmental conditions relating to the Leased Premises; and (v) any written or oral notice or other communication relating in any way to Hazardous Materials on the Leased Premises. Lessor shall indemnify, defend, protect and hold Lessee harmless from and against any and all claims, costs, fines, judgments, liability, actions, causes of action, liens and expenses; including, without limitation, penalties and reasonable attorneys' fees, incurred or suffered by or asserted against Lessee, arising out of or in any way relating to any one or more of the following which are not caused by Lessee: (a) the presence of any Hazardous Materials in, on, or under the Leased Premises; (b) any past, present or threatened release of Hazardous Materials in, on, under or from the Leased Premises; (c) any activity by Lessor in connection with any actual, proposed or threatened use, treatment, storage, existence, disposition or other release, production, manufacturing, management, abatement, removal, handling, transfer or transportation to or from the Leased Premises of any Hazardous Materials at any time located in, under or on the Leased Premises; (d) any testing and/or remediation costs in connection with any Hazardous Materials alleged to be located in, under, on or above the Leased Premises; (e) any past or present non-compliance with or violations of any environmental laws in connection with the Leased Premises or operations thereon, including, but not limited to, any failure by Lessor to comply with any order of any governmental authority in connection with any environmental laws; and (f) the imposition, recording or filing or the threatened imposition, recording or filing of any environmental lien encumbering the Leased Premises. The foregoing representations and indemnities shall survive any termination of this Lease.

26. **Mutual Indemnification.** Lessor shall indemnify and save harmless Lessee from and against any and all claims, liabilities, loss or damage, penalties or judgments arising from injury to person or property sustained by anyone in and about the Leased Premises and Easement(s) resulting from any act(s) or omissions(s) of Lessor, or Lessor's officers, agents, servants, employees, contractors, or sublessees. Further, Lessor shall, at its own cost and expense, defend any and all suits or actions (just or unjust) which may be brought against Lessee or in which Lessee may be impleaded with others upon any such matter, claim or claims, except as may result from the acts described in the following paragraph. This indemnification obligation shall survive the expiration or earlier termination of the Lease.

Lessee shall indemnify and save harmless Lessor from and against any and all claims, liabilities, loss or damage, penalties or judgments arising from injury to person or property sustained by anyone in and about the Leased Premises and Easement(s) resulting from any act(s) or omissions(s) of Lessee, or Lessee's officers, agents, servants or employees. Further, Lessee shall, at its own cost and expense, defend any and all suits or actions (just or unjust) which may be brought against Lessor or in which Lessor may be impleaded with others upon any such matter, claim or claims, except as may result from the acts described in the preceding paragraph. This indemnification obligation shall survive the expiration or earlier termination of the Lease.

27. **Notices.** All notices required or permitted under this Agreement shall be in writing and shall be deemed effective upon personal delivery, or three (3) days after being deposited in the U.S. Mail, registered or certified, and postage prepaid, or one (1) day after being deposited with a recognized overnight delivery service. Such notices shall be addressed to the party at the addresses shown below, or at such other address or addresses as either party shall designate to the other in writing in accordance with this paragraph:

As to Lessor: Flying FJ 210, LLC
Attention: Floyd Green
20 North County Road 2324
Alpine, Arizona 85290
Phone: 602-808-5968
E-mail address: ffgreen1@gmail.com
Federal ID / SS No.: 54-1322898

As to Lessee: TowerCom XI-B, LLC
Attn: Chip Bulloch, Vice President
241 Atlantic Blvd., Suite 201
Neptune Beach, Florida 32266
(904) 880-8887
cbulloch@towercomenterprises.com

28. **Title and Quiet Enjoyment.** Lessor warrants and represents that (i) it has the full right, power, and authority to execute this Lease; (ii) it has good and marketable fee simple title to the Leased Premises and the Easement(s); and (iii) the Leased Premises constitutes a legal lot that may be leased without the need for any subdivision or platting approval. Lessor covenants that Lessee shall have the quiet enjoyment of the Leased Premises during the term of the Lease. Lessor shall indemnify Lessee from and against any loss, cost, expense or damage, including attorneys' fees associated with a breach of the foregoing covenant of quiet enjoyment. This Lease shall be an estate for years and not a usufruct. Lessor shall not use, nor shall Lessor permit its lessees, licensees, invitees, or agents to use any portion of any property owned or controlled by Lessor in any way which interferes with operations of Lessee. Such interference shall be deemed a material breach by Lessor, and Lessee shall have the right, in addition to any other rights that it may have in law or equity, to enjoin such interference or to terminate this Lease.

29. **Subordination and Non-Disturbance.** This Lease shall be subject to and subordinate to any mortgage or deed to secure debt (collectively referred to as a "Mortgage") made by Lessor which may now or hereafter encumber the Leased Premises and Easement(s), provided that no such subordination shall be effective unless the holder of every such Mortgage shall in a separate agreement with Lessee agree that in the event of a foreclosure, or conveyance in lieu of foreclosure of Lessor's interest in the Leased Premises and Easement(s), such holder shall recognize and confirm the validity and existence of this Lease and that Lessee shall have the right to continue its use and occupancy of the Leased Premises and Easement(s) in accordance with the provisions of this Lease as long as Lessee is not in default of this Lease beyond applicable notice

and cure periods. Lessee shall execute in timely fashion such instruments as may reasonably be requested to evidence the provisions of this paragraph. In the event the Leased Premises and/or Easement(s) are encumbered by a Mortgage on the date of the exercise of the Option, Lessor promptly shall obtain and furnish Lessee with a non-disturbance agreement in recordable form from the holder of each Mortgage.

30. **Assignments and Subleases.**

(a) Lessee may mortgage or grant a security interest in Lessee's leasehold estate and the Tower Facilities, and may make a conditional assignment of this Lease and the Tower Facilities to any such mortgagees or holders of security interests, including their successors and assigns (hereinafter, collectively referred to as "Secured Parties"). In such event, Lessor shall execute such consent to leasehold financing as may reasonably be required by Secured Parties. Lessor agrees to notify Lessee and Lessee's Secured Parties simultaneously of any default by Lessee, and to give Secured Parties the same right to cure any default as Lessee except that the cure period for any Secured Party shall not be less than thirty (30) days after the receipt of the default notice. If a termination, disaffirmation or rejection of the Lease, pursuant to any laws (including any bankruptcy or insolvency laws), by Lessee shall occur, or if Lessor shall terminate this Lease for any reason as provided for in Paragraph 18 herein, Lessor will give the Secured Parties prompt notice thereof and Lessor will give the Secured Parties the right to enter upon the Leased Premises during a thirty (30) day period commencing upon the Secured Party's receipt of such notice for the purpose of removing any Tower Facilities. Lessor acknowledges that the Secured Parties shall be third-party beneficiaries of this Lease.

(b) Lessee shall have the right to sublease or assign its rights under this Lease, with the consent of Lessor, which shall not be unreasonably withheld, delayed, or conditioned. Provided however, the Lessor's consent shall not be required for any of the following:

- i. any conditional assignment of this Lease to Secured Parties as described in subparagraph (a) above;
- ii. any sublease or license of a portion of the Tower Facilities in the ordinary course of Lessee's business;
- iii. an assignment or sublease to an affiliate entity of Lessee;
- iv. an assignment to an entity in the business of developing or owning telecommunication towers.

Any such sublease or assignment shall be subject to all terms and conditions of this Lease. Upon assignment of all of its rights pursuant to this Lease, and the execution of a written assumption of all of the terms and conditions of the Lease by the assignee, Lessee shall be released from any further liability under this Lease.

31. **Successors and Assigns.** This Lease shall run with the Leased Premises described on **Exhibit "A"** and shall be binding upon and inure to the benefit of the parties, their respective heirs, successors, personal representatives and assigns.

32. **Waiver of Lessor's Lien.** Lessor hereby waives any and all lien rights it may have, statutory or otherwise, in and to the Tower Facilities or any portion thereof, regardless of whether or not same is deemed real or personal property under applicable laws.

33. **Waiver of Incidental and Consequential Damages.** Lessor will not assert any claim whatsoever against Lessee for loss of anticipatory profits or any other indirect, special, incidental or consequential damages incurred by Lessor as a result of the construction, maintenance, operation or use of the Leased Premises or the Easement(s) by Lessee.

34. **Lessee's Exclusivity.** Lessor agrees not to lease any of Lessor's property within a radius of five (5) miles from the Leased Premises for construction of a tower or for use as a communications facility or for the operation of an antenna site leasing business which competes directly or indirectly with Lessee.

35. **No Bifurcation of Lessor's Estate/Assignment of Lease.** Without Lessee's prior written consent, Lessor shall not, directly or indirectly, assign its right in this Lease or the rent or any rights hereunder, or sell any easement or interest in any portion of the Site (including the Leased Premises), except in connection with conveyance of fee simple title to the Site.

36. **ROFR.** If at any time during the term of the Lease, Lessor receives a bona fide written offer from a third person (the "Offer") to sell, assign, convey, lease or otherwise transfer or create any interest in the current or future Rent, the Leased Premises or the Site, or any portion thereof, which Lessor desires to accept, Lessor shall first give Lessee written notice (including a copy of the proposed contract) of such Offer prior to becoming obligated under such Offer, with such notice giving Lessee the right to purchase the Leased Premises (or, at Lessee's option, a permanent easement in the location of the Leased Premises, which will continue to include the appurtenant Easements for access and utilities granted in this Agreement) for a pro-rata price based on the size that the Leased Premises is to the portion of the Site described in the Offer. Lessee shall have a period of thirty (30) days after receipt of Lessor's notice to exercise this right of first refusal by notifying Lessor in writing. If Lessee has not accepted the Offer or exercised its right to purchase the Leased Premises in writing to Lessor within such thirty (30) day period, the Offer will be deemed rejected.

37. **Certifications.** Either party may request, in writing, that the other party certify information to a prospective mortgagee or purchaser. Such certification shall be transmitted within ten (10) days after receipt of written request and may be relied upon by the party who requested it, and the contents of the certificate shall be binding upon the party executing it. The certificate may include (i) the validity, force and effect of this Lease; (ii) the extent to which this Lease has been supplemented or amended; (iii) the existence of any default; (iv) the existence of any offsets, counter-claims or defenses on the part of the other party; (v) the commencement and expiration dates of the term, (vi) the amount of any prepaid rent; and (vii) any other matter as may reasonably be requested.

38. **Miscellaneous.**

(a) The substantially prevailing party in any litigation arising hereunder shall be entitled to its reasonable attorney's fees and court costs, including appeals, if any.

(b) Each party agrees to furnish to the other, within ten (10) days after request, such truthful estoppel information as the other may reasonably request.

(c) This Lease constitutes the entire agreement and understanding of Lessor and Lessee with respect to the subject matter of this option and ground lease, and supersedes all offers, negotiations and other agreements. There are no representations or understandings of any kind not set forth herein. Any amendments to said Lease must be in writing and executed by Lessor and Lessee.

(d) If either Lessor or Lessee is represented by a broker in this transaction, that party shall be fully responsible for any fees due such broker and shall hold the other party harmless from any claims for commission by such broker.

(e) This Lease shall be construed in accordance with the laws of the state in which the Leased Premises is situated.

(f) If any term of this Lease is found to be void or invalid, such invalidity shall not affect the remaining terms of this Lease, which shall continue in full force and effect.

(g) Lessor shall cooperate with Lessee in executing any documents necessary to protect Lessee's rights under this Lease or Lessee's use of the Leased Premises and the Easement(s), and to take such action as Lessee may reasonably require to effect the intent of this Lease.

(h) This Lease may be executed in two or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties, it being understood that all parties need not sign the same counterpart.


(i) Lessor agrees that the terms of this Lease shall be strictly confidential and that Lessor shall not disclose any of the terms hereof to any third party, except with Lessee's prior written consent. Notwithstanding the foregoing, Lessor is permitted to disclose the terms of this Lease to its attorneys, financial consultants, accountants and lenders.

(j) Whenever under this Lease the consent or approval of Lessor is required or a determination must be made by Lessor, no such consent or approval shall be unreasonably withheld, conditioned, or delayed, and all such determinations shall be made on a reasonable basis and in a reasonable manner.

(SIGNATURE PAGES FOLLOW)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

LESSOR:
FLYING FJ 210, LLC, an Arizona limited liability company

By: 
Print Name: Floyd Green
Title: Manager
Date: 11/1/22

LESSEE:
TOWERCOM XI-B, LLC,
a Delaware limited liability company


By: 
Christopher Colten
Vice President
Date: 11/18/2022

EXHIBIT "A"

Description of Real Property (Leased Premises)

A PORTION OF THE PARCEL DESCRIBED IN WARRANTY DEED 2021-007339, DATED 08/25/2021 AND BEING A PART OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4, SECTION 11, TOWNSHIP 5 NORTH, RANGE 30 EAST, APACHE COUNTY, STATE OF ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11 WHICH THE NORTHEAST CORNER OF DESCRIBED PARCEL BEARS SOUTH 89°32'40" EAST ALONG THE NORTH LINE OF SAID SECTION 11, 1006.67 FEET;
THENCE ALONG TIE LINE SOUTH 63°28'46" EAST, 790.18 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2500 SQUARE FEET OR 0.057 ACRES, MORE OR LESS.

Tax Parcel I.D. # of parent tract: Apache County 101-10-003

Optionor acknowledges and agrees that if the governmental authority requires a landscaped buffer be leased or maintained around the Leased Premises, then (1) the survey will show such additional area and (2) the Lease will be deemed to include such buffer area either within the Premises or as an appurtenant easement to the Premises, based on the applicable governmental requirements.

EXHIBIT "A-1"

Survey or Site Plan

Location of the Leased Premises shall be determined by survey, and upon completion shall replace this **Exhibit "A-1"**.

verizon
126 W. GEMINI DR.
TEMPE, AZ 85283

COAL CREEK

CONSULTING

2148 E. UNIVERSITY RD., STE 201
PHOENIX, AZ 85024
PHONE: (480) 432-7600 FAX: (480) 438-7622

FIELD BY:	TO:
DRAWN BY:	BAC
CHECKED BY:	RFJ

REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/22	FINAL
0	06/22/22	TITLE REVIEW



REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, ARE THE PROPERTY OF RLF CONSULTING, LLC & ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RLF CONSULTING, LLC.

PROJECT No:
15006212

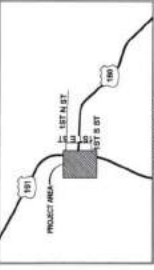
SITE NAME:
AZ3 CORONADO TRAIL HWY 180

SITE ADDRESS:
42572 US 180
ALPINE, AZ 85920

SHEET TITLE
BOUNDARY DETAIL

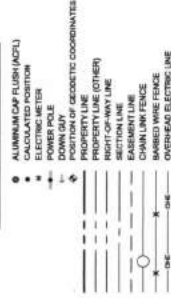
SHEET NO.
LS-1

REVISION:



FLOOD ZONE DESIGNATION
THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE DESIGNATION 'X' AS SHOWN ON THE FLOOD HAZARD IDENTIFICATION MAP (FHIM) MAP NO. 18020002E DATED 06/29/2007. FLOOD ZONE 'X' IS DEFINED AS AN AREA OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS.

LEGEND



SCHEDULE B EXCEPTIONS
INCORPORATED TO THE SCHEDULE B EXCEPTIONS AND RIGHTS RESERVED TO THE CLIENT AND SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT AND SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT (PARCEL 1)

ITEMS 14 AND 15 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH GRIP DERIVED ILLINOIS HEIGHTS, APN: 101-10-003. POSITIONS AND ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NATIONAL GRID SYSTEM (NAD 83) SOLUTION FOR THIS PROJECT SITE.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE 10N, RETURNED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 06/02/22.

SURVEYOR NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH TITLE INSURANCE CO., ORDER NO. 11880 IN FORCE AND EFFECTIVE DATE 03/03/22.
- THE SURVEYOR HAS CONDUCTED A SEARCH OF PUBLIC RECORDS TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS AFFECTING THE PROPERTY.
- THE SURVEYOR HAS CONDUCTED A SEARCH OF PUBLIC RECORDS TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS AFFECTING THE PROPERTY. THE SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR LOCATED TO DATE. ALL UTILITIES PRIOR TO CONSTRUCTION ARE SHOWN AS SHOWN AND DEVELOPER TO CONTACT THE UTILITY COMPANIES AND ANY OTHER AFFECTED PARTIES TO OBTAIN LOCATION AND DEPTH INFORMATION AND TO OBTAIN NECESSARY PERMITS AND ENCUMBRANCE RELEASES. THE SURVEYOR'S LIABILITY AND OBLIGATION IS LIMITED TO THE INFORMATION PROVIDED AND THE RESPONSIBILITY OF THE CONTRACTOR.

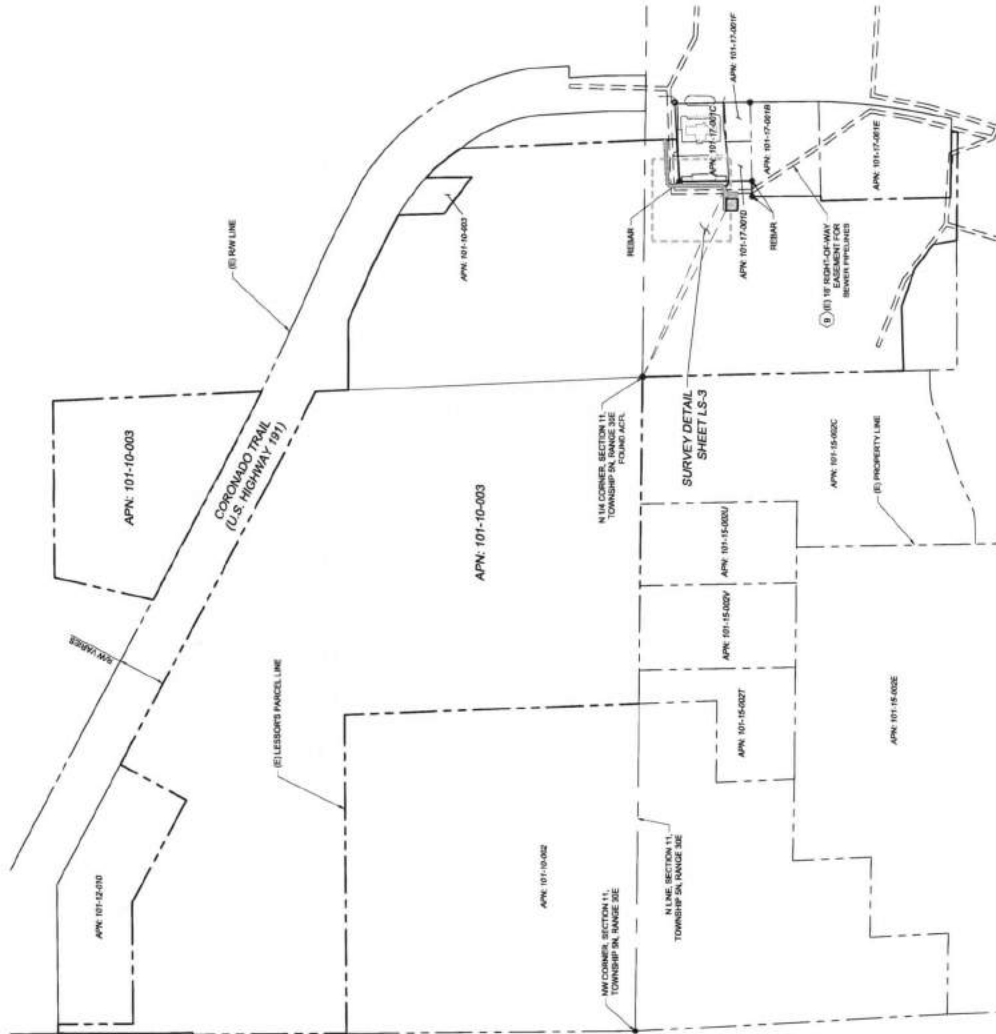


EXHIBIT "B"

Easement(s)

ACCESS / UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF THE PARCEL DESCRIBED IN WARRANTY DEED 2021-007339, DATED 08/25/2021 AND BEING A PART OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4, SECTION 11, TOWNSHIP 5 NORTH, RANGE 30 EAST, APACHE COUNTY, STATE OF ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11; THENCE SOUTH 89°32'40" EAST ALONG THE NORTH LINE OF SAID SECTION 11, 1006.67 FEET; THENCE SOUTH 01°38'50" EAST, 78.41 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 86°56'30" WEST, A DISTANCE OF 183.18 FEET; TO THE BEGINNING OF A CURVE TO THE (LEFT) HAVING A RADIUS OF 21.00 FEET; CHORD BEARING SOUTH 43°28'15" WEST, 28.90 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°56'31", AN ARC LENGTH OF 31.87 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 214.71 FEET; TO THE BEGINNING OF A CURVE TO THE (RIGHT) HAVING A RADIUS OF 9.00 FEET; CHORD BEARING SOUTH 45°00'00" WEST, 12.73 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 14.14 FEET;

THENCE SOUTH 89°59'59" WEST, A DISTANCE OF 90.06 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 12.00 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 51.51 FEET;
TO THE BEGINNING OF A CURVE TO THE (RIGHT) HAVING A RADIUS OF 12.00 FEET; CHORD BEARING SOUTH 45°01'11" EAST, 16.96 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°57'37", AN ARC LENGTH OF 18.84 FEET;

THENCE SOUTH 00°02'23" EAST, A DISTANCE OF 37.95 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 15.00 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 37.97 FEET;
TO THE BEGINNING OF A CURVE TO THE (RIGHT) HAVING A RADIUS OF 12.00 FEET; CHORD BEARING NORTH 43°18'44" EAST, 16.46 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°37'28", AN ARC LENGTH OF 18.14 FEET;

TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 21.00 FEET, CHORD BEARING NORTH 45°19'04" EAST, 29.87 FEET; THENCE NORTHEASTERLY,

ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°37'45", AN ARC LENGTH OF 33.22 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 214.71 FEET; TO THE BEGINNING OF A CURVE TO THE (RIGHT) HAVING A RADIUS OF 9.00 FEET; CHORD BEARING NORTH 43°28'15" EAST, 12.38 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°56'29", AN ARC LENGTH OF 13.66 FEET;

THENCE NORTH 86°56'29" EAST, A DISTANCE OF 182.88 FEET;
THENCE NORTH 01°38'33" WEST, A DISTANCE OF 12.00 FEET; TO THE POINT OF BEGINNING.

CONTAINING 7221 SQUARE FEET OR 0.166 ACRES, MORE OR LESS.

5' UTILITY EASEMENT 1 LEGAL DESCRIPTION

A PORTION OF THE PARCEL DESCRIBED IN WARRANTY DEED 2021-007339, DATED 08/25/2021 AND BEING A PART OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4, SECTION 11, TOWNSHIP 5 NORTH, RANGE 30 EAST, APACHE COUNTY, STATE OF ARIZONA,

A 5.00 FOOT WIDE STRIP OF LAND LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11 WHICH THE NORTHEAST CORNER OF DESCRIBED PARCEL BEARS SOUTH 89°32'40" EAST ALONG THE NORTH LINE OF SAID SECTION 11, 1006.67 FEET;
THENCE ALONG TIE LINE SOUTH 66°35'26" EAST, 880.44 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 49°30'23" EAST, A DISTANCE OF 26.58 FEET TO THE POINT OF TERMINUS.

ALL SIDE LINES OF DESCRIBED EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS PARCEL.

5' UTILITY EASEMENT 2 LEGAL DESCRIPTION

A PORTION OF THE PARCEL DESCRIBED IN WARRANTY DEED 2021-007339, DATED 08/25/2021 AND BEING A PART OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4, SECTION 11, TOWNSHIP 5 NORTH, RANGE 30 EAST, APACHE COUNTY, STATE OF ARIZONA,

A 5.00 FOOT WIDE STRIP OF LAND LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11; THENCE SOUTH 89°32'40" EAST ALONG THE NORTH LINE OF SAID SECTION 11, 1006.67 FEET; THENCE SOUTH 01°38'50" EAST, 90.41 FEET; THENCE SOUTH 86°56'29" WEST, A DISTANCE OF 2.50 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01°38'33" EAST, A DISTANCE OF 8.63 FEET TO THE POINT OF TERMINUS.

ALL SIDE LINES OF DESCRIBED EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS PARCEL.

and maintenance of utility wires, poles, cables (including fiber optic cable), conduits, and pipes over, under, or along the Lessor's property, the location of said easements being shown on **Exhibit "B"** hereto (the "Easements"). The easement rights herein granted include the right and authority of Lessee to grant or assign to third parties all or some of the easement rights granted to Lessee herein.

5. If the Option is exercised, the Lease Agreement provides for an initial term of five (5) years and five (5) additional five (5) year terms, which shall occur automatically unless Lessee delivers written notice of intent not to renew to Lessor at least thirty (30) days prior to the expiration of the initial term, or the renewal term then in effect.

The Lease Agreement provides that during the term of the Lease Agreement neither Lessor nor any tenant or person or entity claiming by or through Lessor shall be allowed to install or operate a communications facility, including a telecommunications transmission tower, or operate an antenna site leasing business which competes directly or indirectly with Lessee on the lands of Lessor within a radius of five (5) miles of the Leased Premises. The Lease Agreement also provides that, without Lessee's prior written consent, Lessor shall not, directly or indirectly, assign its right in the Lease Agreement or the rent or any rights thereunder, or sell any easement or interest in any portion of the Site (including the Leased Premises), except in connection with conveyance of fee simple title to the Site. If at any time during the term of the Lease Agreement, Lessor receives a bona fide written offer from a third person (the "Offer") to sell, assign, convey, lease or otherwise transfer or create any interest in the current or future Rent, the Leased Premises or the Site, or any portion thereof, which Lessor desires to accept, Lessor shall first give Lessee written notice (including a copy of the proposed contract) of such Offer prior to becoming obligated under such Offer, with such notice giving Lessee the right to purchase the Leased Premises (or, at Lessee's option, a permanent easement in the location of the Leased Premises, which will continue to include the appurtenant Easements for access and utilities granted in the Lease Agreement) for a pro-rata price based on the size that the Leased Premises is to the portion of the Site described in the Offer. Lessee shall have a period of thirty (30) days after receipt of Lessor's notice to accept the Offer or exercise Lessee's right to purchase the Leased Premises and exercise this right of first refusal by notifying Lessor in writing. If Lessee has not accepted the Offer or exercised its right to purchase the Leased Premises in writing to Lessor within such thirty (30) day period, the Offer will be deemed rejected.

[Signatures and Acknowledgments Begin on Next Page]

Exhibit "A"
(Leased Premises)

A PORTION OF THE PARCEL DESCRIBED IN WARRANTY DEED 2021-007339, DATED 08/25/2021 AND BEING A PART OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4, SECTION 11, TOWNSHIP 5 NORTH, RANGE 30 EAST, APACHE COUNTY, STATE OF ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11 WHICH THE NORTHEAST CORNER OF DESCRIBED PARCEL BEARS SOUTH 89°32'40" EAST ALONG THE NORTH LINE OF SAID SECTION 11, 1006.67 FEET;
THENCE ALONG TIE LINE SOUTH 63°28'46" EAST, 790.18 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2500 SQUARE FEET OR 0.057 ACRES, MORE OR LESS.

Tax Parcel I.D. # of parent tract: Apache County 101-10-003
Physical Address of parent tract: Alpine, AZ 85920

Exhibit "B"
(the "Easements")

ACCESS / UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF THE PARCEL DESCRIBED IN WARRANTY DEED 2021-007339, DATED 08/25/2021 AND BEING A PART OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4, SECTION 11, TOWNSHIP 5 NORTH, RANGE 30 EAST, APACHE COUNTY, STATE OF ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11; THENCE SOUTH 89°32'40" EAST ALONG THE NORTH LINE OF SAID SECTION 11, 1006.67 FEET; THENCE SOUTH 01°38'50" EAST, 78.41 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 86°56'30" WEST, A DISTANCE OF 183.18 FEET; TO THE BEGINNING OF A CURVE TO THE (LEFT) HAVING A RADIUS OF 21.00 FEET; CHORD BEARING SOUTH 43°28'15" WEST, 28.90 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°56'31", AN ARC LENGTH OF 31.87 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 214.71 FEET; TO THE BEGINNING OF A CURVE TO THE (RIGHT) HAVING A RADIUS OF 9.00 FEET; CHORD BEARING SOUTH 45°00'00" WEST, 12.73 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 14.14 FEET;

THENCE SOUTH 89°59'59" WEST, A DISTANCE OF 90.06 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 12.00 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 51.51 FEET;
TO THE BEGINNING OF A CURVE TO THE (RIGHT) HAVING A RADIUS OF 12.00 FEET; CHORD BEARING SOUTH 45°01'11" EAST, 16.96 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°57'37", AN ARC LENGTH OF 18.84 FEET;

THENCE SOUTH 00°02'23" EAST, A DISTANCE OF 37.95 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 15.00 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 37.97 FEET;
TO THE BEGINNING OF A CURVE TO THE (RIGHT) HAVING A RADIUS OF 12.00 FEET; CHORD BEARING NORTH 43°18'44" EAST, 16.46 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°37'28", AN ARC LENGTH OF 18.14 FEET;

TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 21.00 FEET, CHORD BEARING NORTH 45°19'04" EAST, 29.87 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°37'45", AN ARC LENGTH OF 33.22 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 214.71 FEET; TO THE BEGINNING OF A CURVE TO THE (RIGHT) HAVING A RADIUS OF 9.00 FEET; CHORD BEARING NORTH 43°28'15" EAST, 12.38 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°56'29", AN ARC LENGTH OF 13.66 FEET;

THENCE NORTH 86°56'29" EAST, A DISTANCE OF 182.88 FEET;
THENCE NORTH 01°38'33" WEST, A DISTANCE OF 12.00 FEET; TO THE POINT OF BEGINNING.

CONTAINING 7221 SQUARE FEET OR 0.166 ACRES, MORE OR LESS.

5' UTILITY EASEMENT 1 LEGAL DESCRIPTION

A PORTION OF THE PARCEL DESCRIBED IN WARRANTY DEED 2021-007339, DATED 08/25/2021 AND BEING A PART OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4, SECTION 11, TOWNSHIP 5 NORTH, RANGE 30 EAST, APACHE COUNTY, STATE OF ARIZONA,

A 5.00 FOOT WIDE STRIP OF LAND LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11 WHICH THE NORTHEAST CORNER OF DESCRIBED PARCEL BEARS SOUTH 89°32'40" EAST ALONG THE NORTH LINE OF SAID SECTION 11, 1006.67 FEET;
THENCE ALONG TIE LINE SOUTH 66°35'26" EAST, 880.44 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 49°30'23" EAST, A DISTANCE OF 26.58 FEET TO THE POINT OF TERMINUS.

ALL SIDE LINES OF DESCRIBED EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS PARCEL.

5' UTILITY EASEMENT 2 LEGAL DESCRIPTION

A PORTION OF THE PARCEL DESCRIBED IN WARRANTY DEED 2021-007339, DATED 08/25/2021 AND BEING A PART OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4, SECTION 11, TOWNSHIP 5 NORTH, RANGE 30 EAST, APACHE COUNTY, STATE OF ARIZONA,

A 5.00 FOOT WIDE STRIP OF LAND LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11; THENCE SOUTH 89°32'40" EAST ALONG THE NORTH LINE OF SAID SECTION 11, 1006.67 FEET; THENCE SOUTH 01°38'50" EAST, 90.41 FEET; THENCE SOUTH 86°56'29" WEST, A DISTANCE OF 2.50 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01°38'33" EAST, A DISTANCE OF 8.63 FEET TO THE POINT OF TERMINUS.

ALL SIDE LINES OF DESCRIBED EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS PARCEL.

NOTICE

Posted 2/14/23

THE APACHE COUNTY
PLANNING & ZONING COMMISSION
WILL HOLD A PUBLIC MEETING

75 W. Cleveland Street,
County Annex Board of Supervisors Room

March 2, 2023

AT 1pm CMST

FOR THE PURPOSE OF
CONDITIONAL USE PERMIT

Allowing Tower Comm/Verizon to construct a 50'x50'
wireless comm facility & install a 100' MonoPine Cell Tower

FOR THE PROPERTY

DESCRIBED AS FOLLOWS:

PARCEL/REFERENCE NUMBER: 101-10-003

LOCATION/LEGAL DESCRIPTION

Section: 11, Township: 5N, Range: 30E

ALL INTERESTED PERSONS ARE ENCOURAGED
TO ATTEND THE PUBLIC MEETING

HEARING



Posted 2/14/23



Posted 2/14/23

WHITE MOUNTAIN PUBLISHING LLC.
P.O . BOX 1570
SHOW LOW AZ 85902
(928) 537-5721
Fax (928) 537-1780

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

Printed at 02/06/23 12:07 by ttrou

Acct #: 8831

Ad #: 162894

Status: New WHOLD WHOI

The Apache County Planning and Zoning Commission will hold a meeting on Thursday, March 2, 2023, at 1:00 p.m. in the Board of Supervisors Room, located in the Apache County Annex at 75 W. Cleveland, St. Johns, Arizona, at which the Commission will hold a public hearing to consider and possibly approve the following items:

PUBLIC HEARING, consideration, and possible recommendation for approval of a conditional use permit allowing TowerCom/Verizon to construct a Wireless Communication facility and install a 100' MonoPine tower with an associated ground 50' x 50' equipment compound. The proposed tower will be disguised as a pine tree and designed to support additional commercial wireless tenants and public safety entities. Property is located at 42572 S. US 180 in Alpine, AZ 85920. A.P.N. 101-10-003.

*Pursuant to the Americans with Disabilities Act, the Apache County Planning & Zoning endeavors to ensure the accessibility of its meetings to all persons with disabilities. If you need an accommodation for a meeting, please contact Shanna at (928) 337-7526, TDD (928)-337-4402 at least 48 hours prior to the meeting (not including weekends or holidays) so that an accommodation can be arranged. One or more members of the Commission may participate telephonically or through video communication.

*These items are available on the county Web site at www.co.apache.az.us at least 24 hours prior to the scheduled meeting. Those wishing to comment on any of these items may do so in writing, by e-mail, or in person. Mail comments to Apache County Community Development, P.O. Box 238, St. Johns, AZ 85938, or e-mail planning@co.apache.az.us.

***If you plan to attend the public meeting, please call (928) 337-7526 the day of the meeting to ensure that the meeting has not been cancelled or postponed.

Published in the White Mountain independent: #162894, F, February 10, 2023